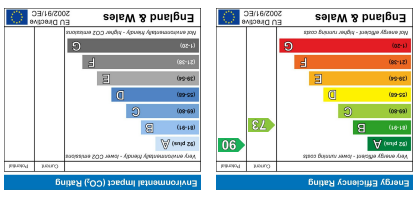
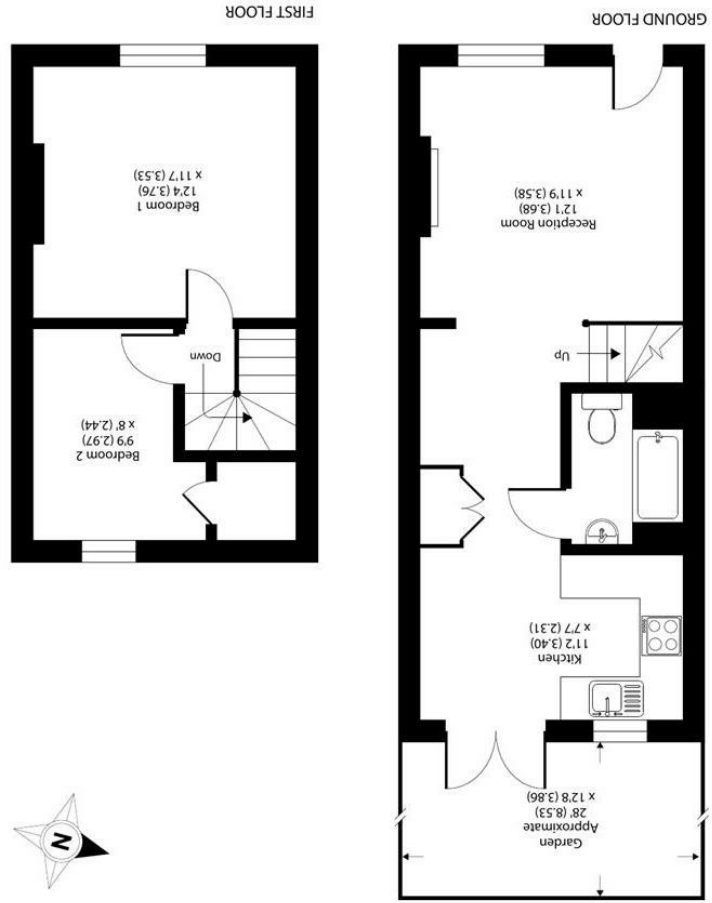


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



Certified Property Measurement
 Produced in accordance with RICS Property Measurement Standards (RICS 71:2018)
 RICS Registered Surveyor: [Name Redacted]



Approximate Area = 633 sq ft / 58.8 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444





York Road
 Kingston upon Thames KT2 6JF



Guide Price £575,000

- Charming Victorian Cottage
- Immaculately Presented
- Impressive 28ft Rear Garden
- Scope to Expand (STNC)
- Open Plan Style of Living
- North Kingston Location
- Moments from Richmond Park
- Close to Norbiton/Kingston Train Stations
- EPC Rating - C
- Council Tax Rating - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A lovely two bedroom cottage situated in this popular road in North Kingston offers well balanced accommodation arranged over two floors. The property has been subject to vast improvements since the current owners purchased and the house is now immaculately presented internally. The ground floor provides an impressive open plan style of living to include a spacious double reception room to the front with feature fireplace, downstairs modern bathroom and a kitchen/dining area to the rear with double glass doors opening up onto a fantastic private rear garden spanning almost 30ft. The first floor offers two bedrooms and boarded loft space. There is scope to expand the property on the ground floor and/or first floor subject to necessary consents (STNC). Internal viewings are highly recommended to truly appreciate what this charming home has to offer!

Situation

York Road is conveniently positioned between Richmond Park and the River Thames and is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors.

