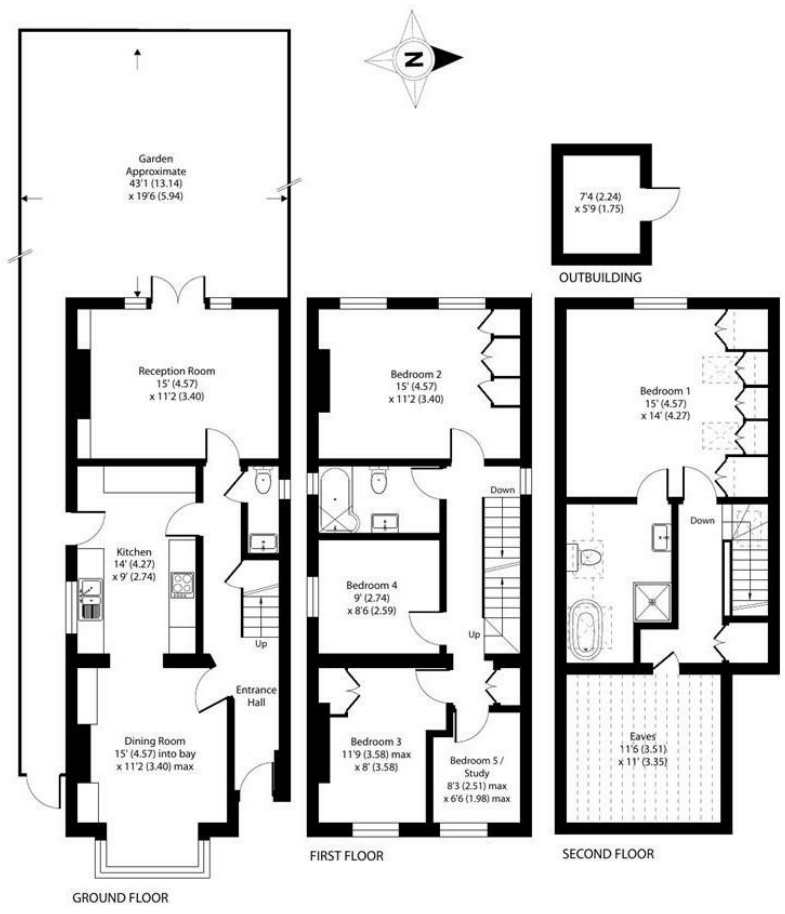
Denotes restricted head height

Approximate Area = 1506 sq ft / 139.9 sq m
Including Limited Use Area(s) = 185 sq ft / 17.2 sq m
Outbuilding = 42 sq ft / 3.9 sq m
Total = 1733 sq ft / 161 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 940186

gibson lane

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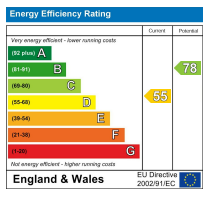

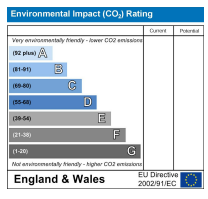

Important Information

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.

The Property Ombudsman
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Guide Price £1,050,000

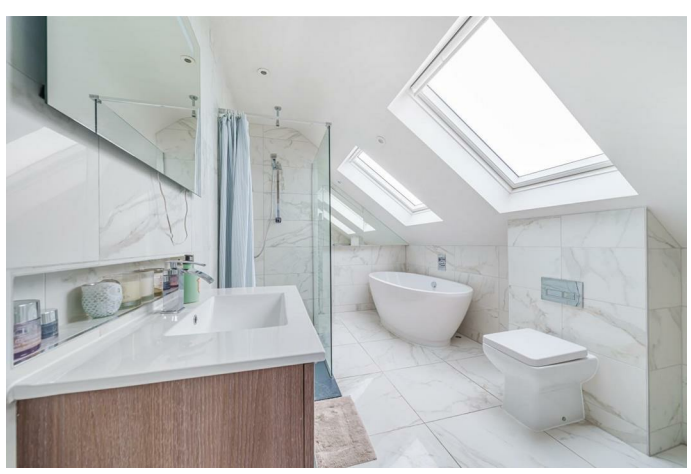
- Victorian Detached Home
- Five Bedrooms
- Beautifully Finished Internally
- Potential to Extend (STNC)
- 44ft Landscaped Rear Garden
- Accommodation in Excess of 1700sqft
- Sought After Location
- Moments from Norbiton Station
- EPC Rating - D
- Council Tax Banding - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An elegant detached Victorian residence with spacious accommodation in excess of 1,700sqft arranged over three floors. Internally the house is presented to an excellent standard throughout having been modernised and extended to include a fantastic loft conversion. There is also plenty of scope for further expansion on the ground floor subject to necessary consent (STNC). The ground floor comprises contemporary kitchen, dining room, WC & a rear reception room with patio doors leading to a landscaped 41ft West Facing garden. On the upper floors there is an impressive master bedroom with stunning en-suite bath/shower room, four further bedrooms & a modern family bathroom. Internal viewings are highly recommended to see what this lovely home has to offer!

Situation

Cobham Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. Kingston Town Centre with its extensive range of shops, bars and restaurants is a short walk. The A3 which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.
*(Subject to Necessary Consents)