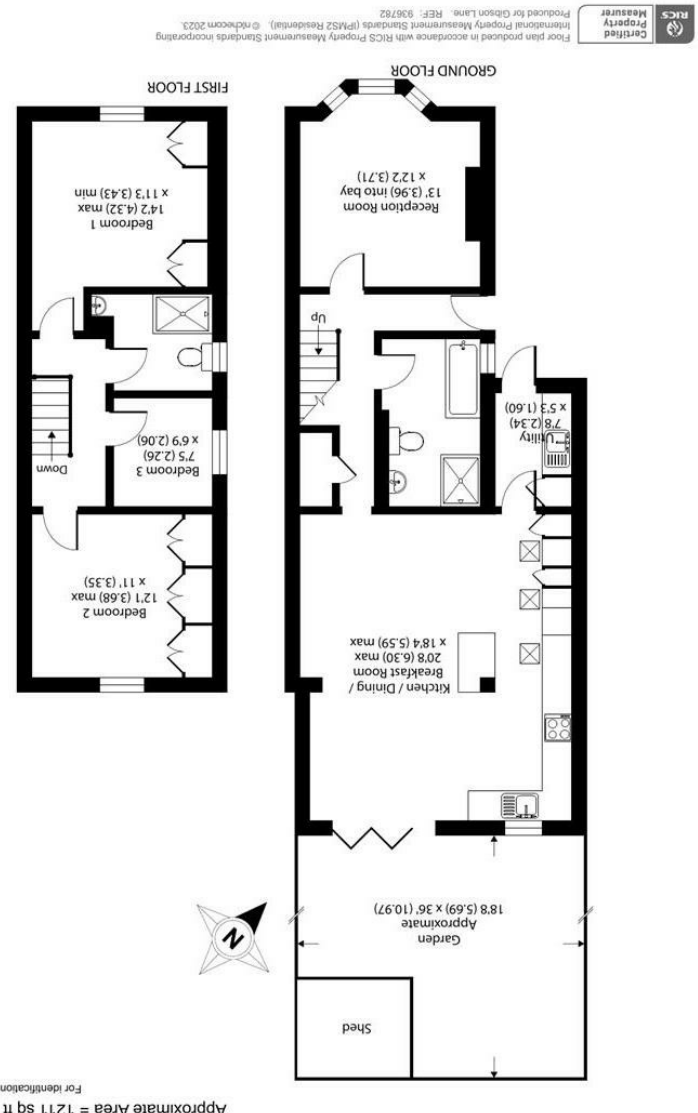


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Energy Efficiency Rating	
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	39-48
G	35-38
H	29-34
I	21-28
J	1-20

Environmental Impact (CO <sub>2</sub> ) Rating	
A	34-47
B	48-57
C	58-67
D	68-77
E	78-87
F	88-97
G	108-117
H	128-137
I	148-157
J	168-177



Approximate Area = 1211 sq ft / 112.5 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



Bearfield Road  
 Kingston Upon Thames KT2 5ET



### Guide Price £975,000

- Victorian Semi-Detached Home
- Three Bedrooms
- Two Bathrooms
- Impressive Accommodation in Excess of 1200sqft
- Scope to Extend Further (STNC)
- \* Tenure: Freehold
- Secondary River Road Location
- Moments from the River Thames
- Close to Kingston Station
- EPC Rating - D
- Council Tax - E
- \* Local Authority: Kingston Upon Thames

### Description

LAUNCH SATURDAY 28TH JANUARY

A beautifully presented Victorian semi detached family home with accommodation in excess of 1200 sqft arranged over two floors. This lovely home has been sympathetically extended on the ground floor to the side and rear to create an impressive footprint. The ground floor comprises of a warm front reception room with large bay window and fireplace, a generous downstairs bathroom, separate utility room and the real hub of the house a stunning open plan kitchen/dining/reception room which measures 21" by 18.5". This impressive room is full of natural light provided through large skylights and via the bi folding doors which lead out onto a perfectly landscaped private southerly aspect rear garden. The first floor offers two double bedrooms, modern family bathroom and an additional bedroom. There is also scope to expand further subject to necessary consents (STNC). Externally there is off street parking to the front.

### Situation

Bearfield Road is one of the sought after secondary river roads located in the popular North Kingston area, which is conveniently situated for Kingston town centre and station. Richmond Park with its many acres of open space is close by and the Thames with its pleasant riverside walks is moments away. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include Latchmere, Fern Hill, The German School and Tiffin boys & girls.

