

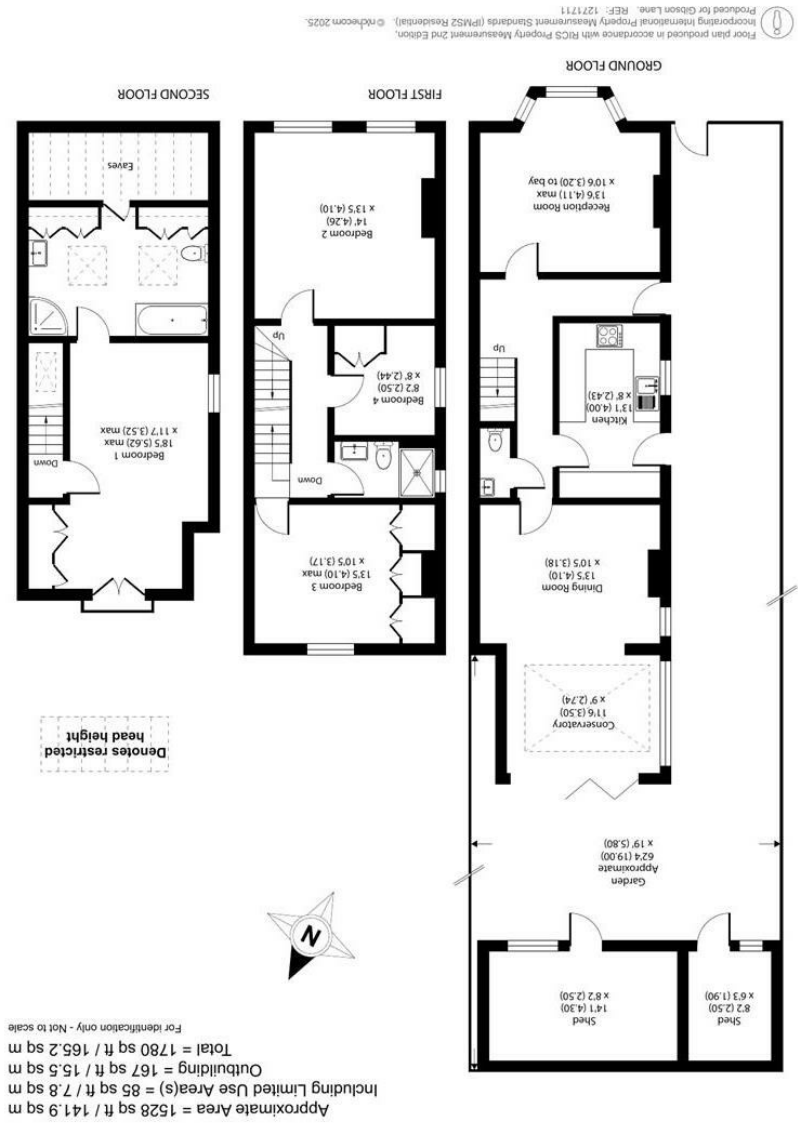


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	Environmental Impact (CO ₂) Rating
 81	 81



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Wyndham Road
 Kingston Upon Thames KT2 5JR



Guide Price £1,200,000

- Victorian Semi Detached Family Home
- Four Bedrooms
- Stunning Rear Reception Room
- Downstairs WC
- Outbuilding
- 62ft Landscaped Rear Garden
- Impressive Primary Suite
- EPC Rating - D
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive Victorian brick fronted semi detached family home with accommodation approaching 1550 sq ft arranged over three floors. The property is presented to an excellent standard through out with both the loft and the rear extensions already carried out. The house benefits from a bright and airy front reception room/dining room, downstairs WC, modern kitchen with underfloor heating and stunning rear reception room with working fireplace, impressive glass feature wall/window and glass roof light with electric blind and bifold doors leading out onto a delightfully landscaped 62ft private rear garden with outbuilding. To the upper floors there are three double bedrooms and shower room on the first floor and an impressive primary suite in the loft.

Situation

Wyndham Road is a popular residential road ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, the River Thames and Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops and restaurants and is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.

