

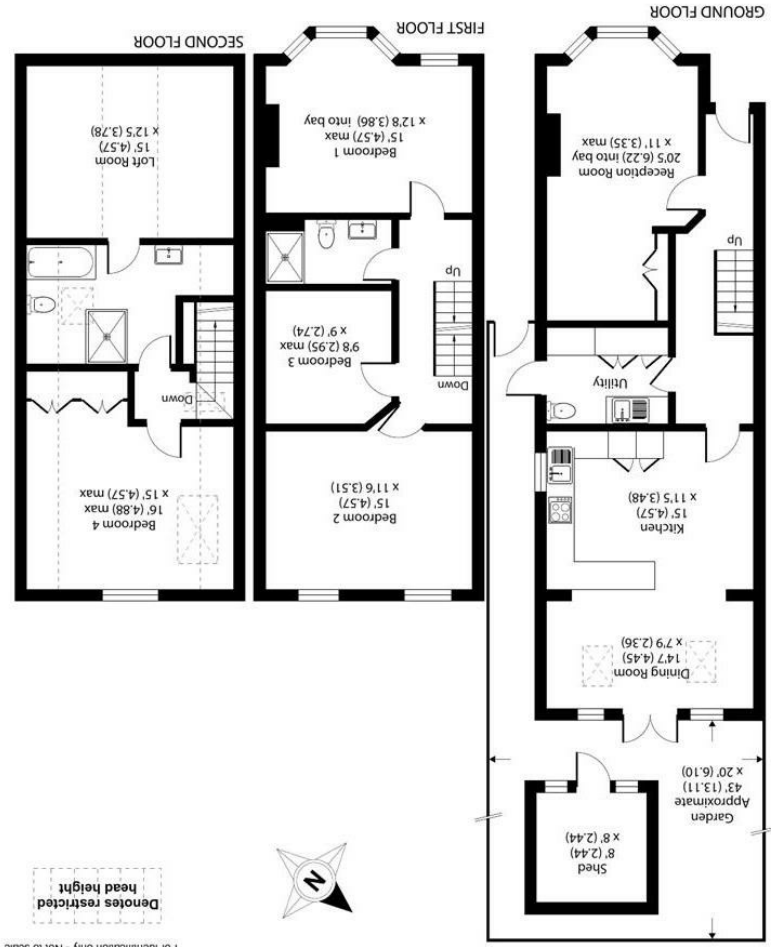


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	Environment Impact (CO <sub>2</sub> ) Rating
 A 81 100 kWh/m <sup>2</sup> max 100 g/m <sup>2</sup> max	 B 100 g/m <sup>2</sup> max 100 g/m <sup>2</sup> max



Approximate Area = 1597 sq ft / 148.3 sq m  
 Including Limited Use Area(s) = 253 sq ft / 23.5 sq m  
 Outbuilding = 64 sq ft / 5.9 sq m  
 Total = 1914 sq ft / 177.7 sq m

Denotes restricted head height  
 For identification only - Not to scale

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





Burton Road  
 Kingston Upon Thames KT2 5TF



Guide Price £1,500,000

- Detached Victorian Villa
- Four Bedrooms
- Stunning Open plan Kitchen/Diner
- Utility Room
- Well Presented Internally

- North Kingston
- Close to Transport Links
- Downstairs WC
- EPC Rating - D
- Council Tax Band - F

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

## Description

Nestled on the charming Burton Road in Kingston Upon Thames, this Victorian detached family home is a true gem waiting to be discovered. Boasting four bedrooms, two bathrooms, and a spacious double reception room, this property offers ample space for a growing family or those who love to entertain.

As you step inside, you are greeted by the character and charm that only a Victorian home can offer. The open-plan kitchen diner is perfect for hosting family gatherings or intimate dinner parties. The utility room adds a touch of convenience to your daily chores, making life just a little easier.

With four bedrooms, there is no shortage of space for a home office, guest room, or hobby space. The layout of this house is versatile and can easily adapt to your changing needs over the years.

Located in a sought-after area, this property combines the tranquility of suburban living with easy access to local amenities, schools, and transport links.

Don't miss the opportunity to make this Victorian detached family home your own. With its classic charm, modern conveniences, and prime location, this property is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards creating your dream home on Burton Road.

## Situation

Located in this premier North Kingston road within close proximity of Richmond Park and Canbury Gardens with the River Thames, Burton Road is an extremely sought after address. The property is ideally situated for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. 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, these include Latchmere, Fern Hill, St Lukes, The German School, The Kingston Academy, Greycourt and Tiffin boys & girls. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

