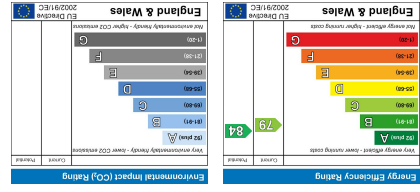


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Approximate Gross Internal Area 1400 sq ft - 130 sq m (Excluding Outbuilding)**  
**Approximate Gross Internal Area 1456 sq ft - 135 sq m (Including Outbuilding)**  
 Ground Floor Area 593 sq ft - 55 sq m  
 First Floor Area 527 sq ft - 49 sq m  
 Second Floor Area 280 sq ft - 26 sq m  
 Outbuilding Area 56 sq ft - 5 sq m

**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

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**Borough Road**  
 Kingston Upon Thames KT2 6BD



## Guide Price £1,075,000

- Stunning Victorian Home
- Beautiful Open Plan Design
- Four Bedrooms
- Two Modern Bathrooms
- Utility Area

- Downstairs WC
- Southerly Aspect Rear Garden
- Close to Train Station | Richmond Park
- Moments from Outstanding Schools
- EPC Rating - C

Tenure: Freehold

Local Authority: Kingston upon Thames

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

## Description

This stunning Victorian home offers a perfect blend of classic elegance and modern convenience. Each room is designed to maximise space and light, creating a warm and inviting environment throughout. With four spacious bedrooms and two bathrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The property boasts generous accommodation across three floors, with the ground floor containing an excellent front reception room, downstairs WC, plus the heart of the home which is a beautifully designed and modernised open plan kitchen that flows seamlessly into dining and living areas, creating an inviting space for both entertaining and everyday living. This outstanding room includes high specification finishes, appliances, feature brick wall and impressive cantilevered bifolding doors. There is also a fantastic utility area that adds practicality.

The first floor contains three bedrooms and a family bathroom. The top floor is dedicated to the principle suite – a lovely double bedroom with en-suite bathroom.

Outside, the Southerly facing rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Situated in an amazing location near Richmond Park, residents can enjoy the beauty of nature right on their doorstep. This Victorian house combines the charm of period features with the comforts of modern living. Don't miss the opportunity to make this delightful property your own.

## Situation

Borough Road is a sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. 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.

