


**Approximate Gross Internal Area 1431 sq ft - 133 sq m**
**(Excluding Outbuilding)**
**Approximate Gross Internal Area 1463 sq ft - 136 sq m**
**(Including Outbuilding)**
Ground Floor Area 707 sq ft – 66 sq m
First Floor Area 536 sq ft – 50 sq m
Second Floor Area 188 sq ft – 17 sq m
Outbuilding Area 32 sq ft – 3 sq m




PINKPLAN

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.

gibson lane

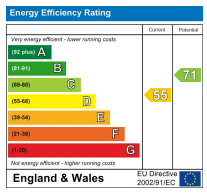
**Kingston Office**
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

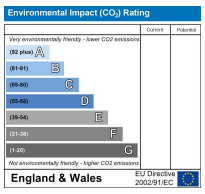
**Ham Office**
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**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**Redress:** We hold independent redress with Property Redress




**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 £1,150,000

- Detached Victorian Family Home
- Three Bedrooms
- Family Bathroom and Downstairs WC/Shower
- South Facing rear Garden
- Well Presented Internally
- Underfloor heating throughout
- Moments From Richmond Park
- Open-Plan Kitchen/Diner
- EPC Rating - D
- Council Tax band - E

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

Situated on the top section of Kings Road, moments from Richmond Park in Kingston upon Thames, this delightful Victorian detached family home offers a perfect blend of period elegance and modern comfort. Spanning an impressive 1,463 square feet, the property boasts a stunning front reception room with wood burning stove and an additional reception room to the back opening onto a modern open-plan kitchen/diner. From there, bifold doors lead onto a south-facing rear garden, ideal for both entertaining guests and enjoying family time. The home features underfloor heating throughout and has three well-appointed bedrooms, providing ample space for a growing family or guests. The family bathroom is thoughtfully designed, while an additional shower and WC on the ground floor adds convenience for busy mornings or when hosting visitors. In addition, there is a loft area which is currently used as a 4th bedroom but is not an official loft conversion due to certain restrictions including head height. Internally, the property is well presented, showcasing the character and charm typical of Victorian architecture, yet it has been maintained to meet contemporary living standards. One of the standout features of this home is its proximity to the stunning Richmond Park, offering a perfect escape for leisurely walks, picnics, or outdoor activities. This property is not just a house; it is a warm and inviting family home, ready to create lasting memories. With its prime location and spacious layout, it is an opportunity not to be missed.



## Situation

The top end of Kings Road is a particularly sought after position and forms part of the Liverpool Road Conservation Area of North Kingston. Kingston town centre with its wealth of shops, bars and restaurants is approximately ¾ miles distant whilst both Kingston and Norbiton Stations are within easy access. Richmond Park with its many acres of open space is just a few hundred yards and the Thames with its pleasant riverside walks is also close by. Most importantly the property is in the catchment area for some of the town's most highly regarded schools.



