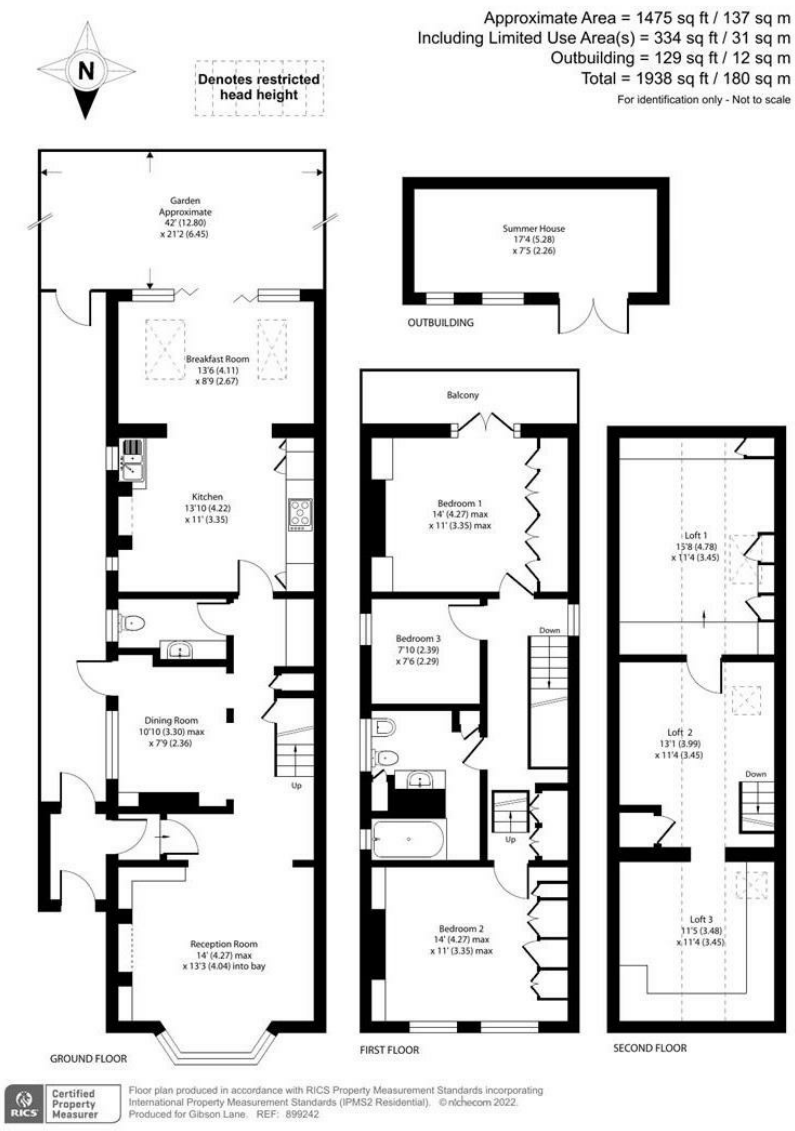
Eastbury Road

Kingston Upon Thames KT2 5AL



gibson lane

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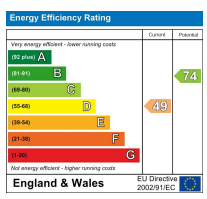

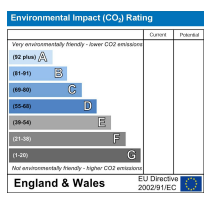

Important Information

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 £1,225,000

- Detached Victorian Villa
- Three Bedrooms
- Outbuilding/Home Office
- Potential to Extend (STNC)
- South Facing Garden

- Open Plan Kitchen/Diner
- Balcony off Master Bedroom
- River Road Location
- EPC Rating - E
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An impressive detached Victorian residence situated on this sought after River road in North Kingston. This fine family home is well presented through out with accommodation approaching 1500 sq ft arranged over two floors. The ground floor comprises of lovely entrance hall opening up onto the front reception room with bay window and exposed brick fireplace, dining room, WC and an impressive open plan kitchen/breakfast room with bifold doors leading directly onto a delightfully landscaped 42 ft south facing rear garden with large home office at the back. To the upper floor there are three bedrooms and family bathroom with under floor heating. With the master bedroom with balcony over looking the garden. There is also the added bonus of covered storage/utility area to the side and potential to convert the loft (STNC).

Situation

Eastbury Road is a popular residential road and is one of the sought after North Kingston river roads conveniently positioned for Kingston town centre, station, Richmond Park and moments from Canbury Gardens & The River Thames. The standard of schooling in the immediate area is excellent within both the private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private and public health clubs.