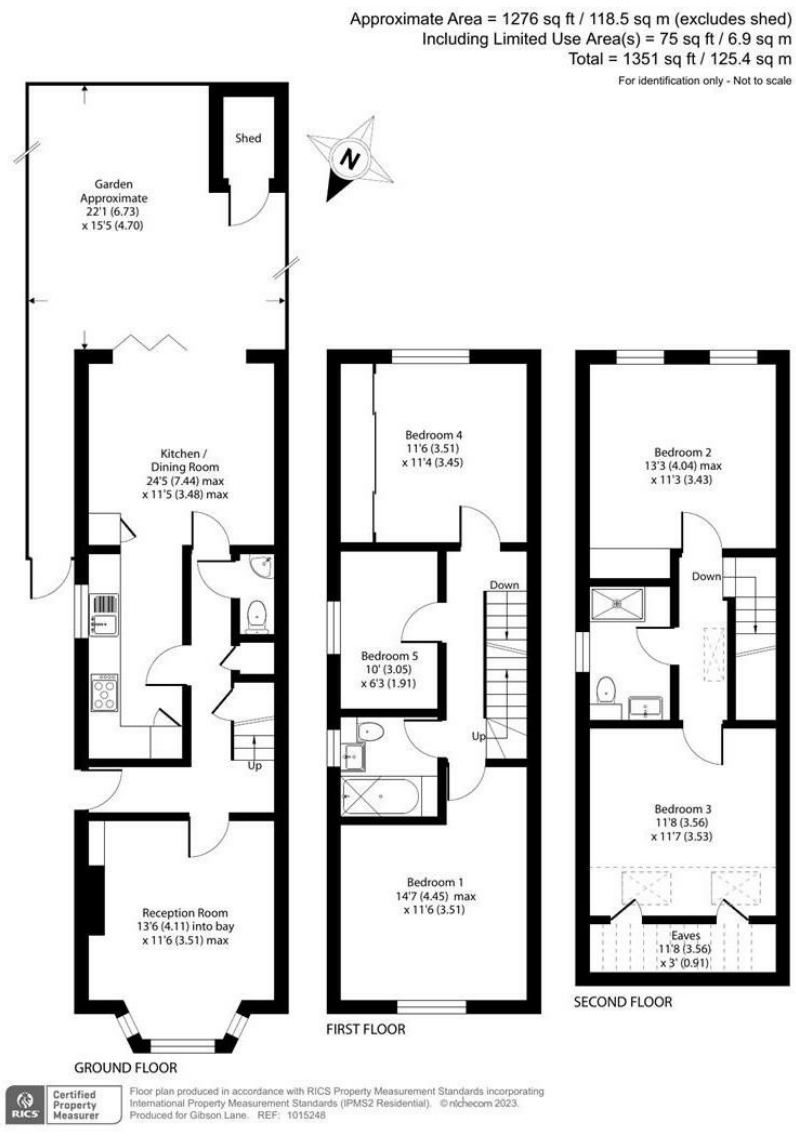
East Road

Kingston upon Thames KT2 6EL



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 1015248

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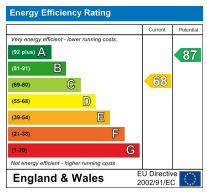

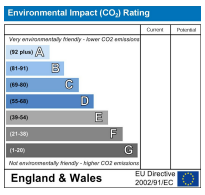

Important Information

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.

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Guide Price £850,000

- Victorian Semi-Detached Home
- Five Bedrooms
- Accommodation in Excess of 1350sqft
- South Facing Garden
- Open Plan Kitchen/Dining Room
- Off Street Parking
- North Kingston Location
- EPC Rating - D
- Council Tax Banding - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive brick fronted Victorian semi-detached residence offering ample living accommodation in excess of 1350sqft arranged over three floors. This lovely family home boasts many period features, has high ceilings and oozes natural light via large windows throughout the property. The ground floor contains a generous front reception room with large bay window and period fireplace, a WC and a fantastic open plan kitchen / dining room spanning an impressive 24.5ft which leads out through bi-folding doors onto a landscaped rear garden. The upper floors provide four generous double bedrooms, an additional bedroom/study and two modern bathrooms. There is also plenty of storage throughout the house including built in cupboards on all floors and extra space in the eaves. Further benefits include a South facing rear garden, side access and off street parking at the front. Viewings are highly recommended to appreciate what this charming house has to offer.

Situation

East Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned between Richmond Park and the River Thames, Kingston station giving direct access into Waterloo is moments away. 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 sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.