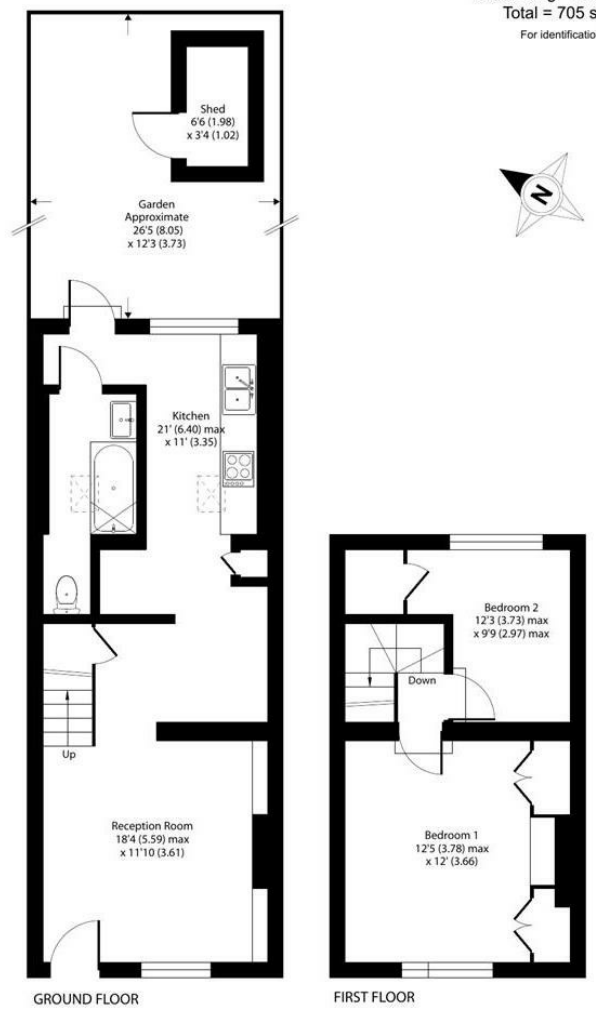
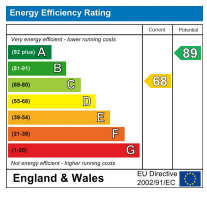
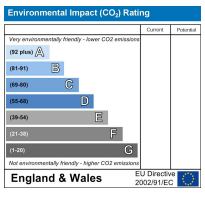


Approximate Area = 684 sq ft / 63 sq m
Outbuilding = 21 sq ft / 1 sq m
Total = 705 sq ft / 64 sq m
For identification only - Not to scale

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

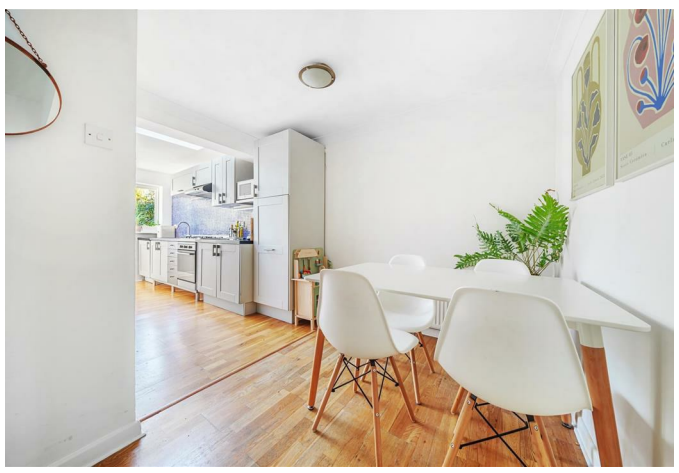
Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 943154





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
naea | propertymark PROTECTED
arla | propertymark PROTECTED



Guide Price £550,000

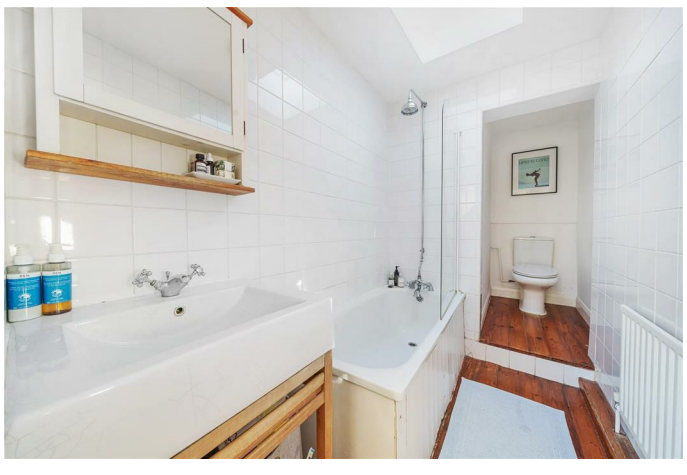
- Charming Two Double Bedroom Home
- Planning Permission Granted for Extension
- Open Plan Style Layout
- Beautifully Finished Internally
- Landscaped Rear Garden
- North Kingston Location
- Moments From Richmond Park
- Walking Distance to Train Station
- EPC Rating - D
- Council Tax Band - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A beautifully presented two double bedroom home which has been tastefully decorated and modernised throughout. This lovely cottage offers a practical style of living with an open front reception room with feature fireplace, downstairs bathroom and modern kitchen/ dining area leading out onto a delightfully landscaped rear garden. The upper floor consists of a stunning master bedroom with built in wardrobes and second bedroom to the rear. Externally there is a storage shed. There is also scope to extend and there is planning permission granted for a first floor rear extension and the addition of a front porch. Internal viewings are highly recommended!

Situation

York Road is conveniently positioned between Richmond Park and the River Thames and is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. 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.