



**Dawson Road**  
Kingston Upon Thames KT1 3AA

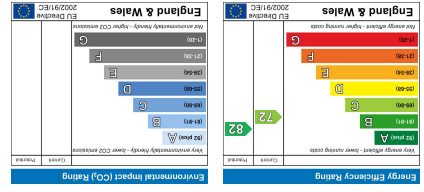


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**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**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 representations, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Approximate Gross Internal Area 1478 sq ft - 137 sq m (including Outbuilding)  
Ground Floor Area 569 sq ft - 53 sq m  
First Floor Area 455 sq ft - 42 sq m  
Second Floor Area 301 sq ft - 28 sq m  
Outbuilding Area 153 sq ft - 14 sq m



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.





## Guide Price £885,000

- Victorian Semi Detached Family Home
- Three Double Bedrooms
- Immaculately Presented Internally
- Two Bathrooms
- Close To Transport Links
- Stunning Open Plan Kitchen/Diner
- West Facing Garden
- Outbuilding
- EPC Rating - C
- 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

This delightful Victorian semi-detached family home offers a perfect blend of classic elegance and modern living. Spanning an impressive 1,476 square feet, the property boasts three spacious double bedrooms, providing ample space for family and guests alike.

The ground floor comprises of a front reception room with large square bay window ideal for both relaxation and entertaining. The heart of the home is undoubtedly the stunning open plan kitchen and dining area, which creates a warm and welcoming atmosphere for family gatherings and dinner parties. This contemporary space is designed to cater to the needs of modern living while retaining the character of the Victorian era.

The property features two well-appointed bathrooms, ensuring convenience for busy family life. Additionally, there is an outbuilding currently utilised as a gym and a home office or a creative space, tailored to your personal needs.

With its prime location in Kingston Upon Thames, this home is surrounded by a vibrant community, excellent schools, and an array of local amenities. A new leisure centre is due for completion in spring 2027. The combination of period charm and contemporary comforts makes this property a truly exceptional find for families seeking a welcoming and stylish residence. Don't miss the chance to make this beautiful house your new home.

## Situation

Dawson Road is a sought after location in a quiet, almost private street in a popular area with a strong sense of community between Kingston and Surbiton town centres with their extensive range of shops, bars and restaurants. There are multiple transport options and green spaces. Kingston Station is approximately one mile away and Surbiton station with its fast link into London Waterloo (19 minutes) is approximately 3/4 a mile away. Bus stops are 1 minute from the front door. There is also good access to the A3 leading to London and the M25. There is a number of highly regarded schools locally.

