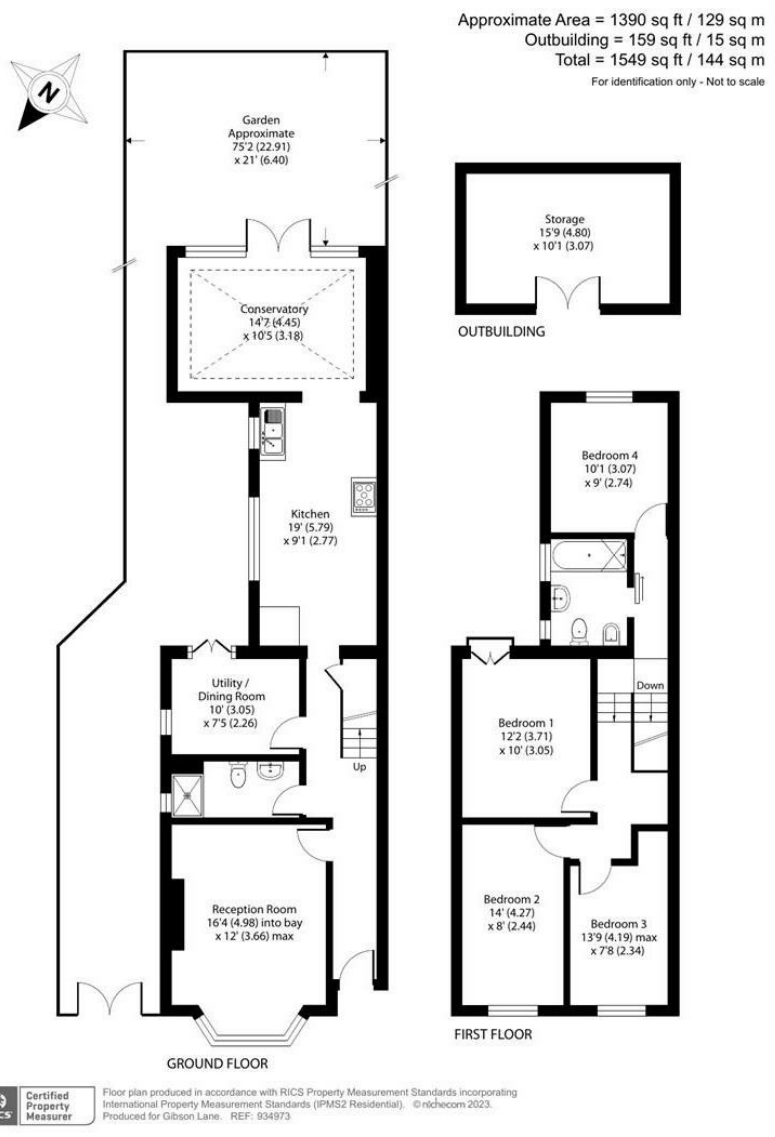
Gibbon Road

Kingston Upon Thames KT2 6AB

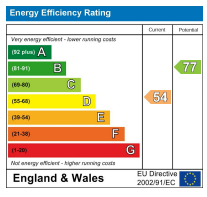


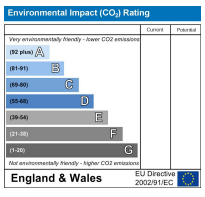
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Gibson Lane. REF: 934973

gibson lane

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





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 £1,200,000

- Semi-Detached Home
- Four Bedrooms
- 75ft Southerly Facing Rear Garden
- Huge Potential to Expand (STNC)
- Accommodation Approaching 1400sqft
- Premium North Kingston Road
- Moments from Kingston Station
- Close to Richmond Park
- EPC Rating - E
- Council Tax Banding - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive, Victorian halls adjoining semi detached family home with impressive accommodation approaching 1400sqft over two floors. The property has huge potential to expand and modernise giving a new owner the opportunity to put their own stamp on the house. Internally the property is bright and spacious with large rooms, high ceilings, period features and many windows providing an abundance of natural light. The spacious ground floor footprint is ideal for entertaining and enjoyment, which features a terrific reception room with feature fireplace and large bay window, utility room, downstairs shower room, deep kitchen spanning 19ft plus a conservatory which leads out onto the incredible Southerly facing 75ft rear garden. The first floor provides a lovely master bedroom with Juliet balcony over looking the grounds, a modern family bathroom and three further bedrooms. There is tremendous scope to extend on the ground floor/side return and into the loft (STNC) which would create a substantial family home. Properties of this size and style with extension potential and a very large, sunny garden are rarely available and therefore we would thoroughly recommend a viewing appointment at your earliest convenience to avoid disappointment.

Situation

Gibbon Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. Canbury Gardens offering pleasant walks along the River Thames is moments away and Richmond Park is within half a mile. The standard of schooling in the immediate area is excellent within both the private and state sector.