Approximate Area = 1725 sq ft / 160.2 sq m
Including Limited Use Area(s) = 86 sq ft / 8 sq m
Total = 1811 sq ft / 168.2 sq m
For identification only - Not to scale

Denotes restricted head height

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 889032

gibson lane

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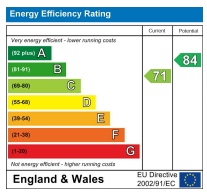

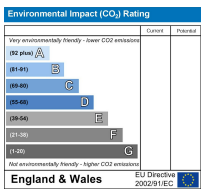

Important Information

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 | naea | propertymark PROTECTED | arla | propertymark PROTECTED

Guide Price £1,250,000

- Semi Detached Family Home
- Five Bedrooms
- Stunning Open Plan Kitchen/Diner
- Exquisite landscaped Rear Garden
- North Kingston Location
- Utility and Downstairs WC
- Two Bath/Shower Rooms
- EPC Rating- C
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

LAUNCH SATURDAY 17TH SEPTEMBER
An impressive five bedroom semi detached family home situated on one of North Kingston's most desirable roads. The property has been renovated and extended to fantastic standard through out with accommodation in excess of 1800 sq ft arranged over three floors. The ground floor comprises of a generous entrance hall, a front reception room which has many period features with bay window and feature fire place, there is also the added benefit of a downstairs WC and spacious utility room with access to a storage room to the side which also has access from the front . To the rear of the property there is an impressive 21'5ft x 18'6ft fully fitted open plan kitchen dining area with bi fold doors leading directly out onto a delightfully landscaped private rear garden. To the upper floors there are four generous double bedrooms and one single bedroom with family bathroom and shower room in the loft.

Situation

Beresford Road is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for both Norbiton and Kingston stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston town centre with its array of shops and restaurants is a short distance away and the standard of schooling in the immediate area is excellent within both the private and state sectors.