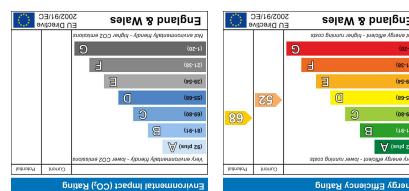


Important Information  
All guarantees listed in these details are only 'as seen', and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated.  
Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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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Property within this plan. The figure given is for initial guidance only and should not be relied on as a basis of valuation.  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd endeavours to the highest level of accuracy, measurements of doors, windows and rooms are approximate and no guarantee is given on the total square footage of the property or its components. These plans are for representation purposes only and no responsibility is taken for errors or omissions.

PINK PLAN



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

Approximate Gross Internal Area 1200 sq ft - 111 sq m (including Garage)  
Approximate Gross Internal Area 1039 sq ft - 96 sq m (Excluding Garage)  
Ground Floor Area 521 sq ft - 48 sq m  
First Floor Area 518 sq ft - 48 sq m  
Garage Area 161 sq ft - 15 sq m



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Guide Price £925,000

- Semi-Detached Home
- Three Bedrooms
- Enormous Scope to Extend (STNC)
- Large Garage
- Incredible 90ft Rear Garden

\* Tenure: Freehold

- Off Street Parking
- Extremely Desirable Location
- Close to Train Station & Bus Stops
- Easy Access to New Malden, Kingston, Norbiton
- EPC Rating - E

\* Local Authority: Kingston upon Thames

## Description

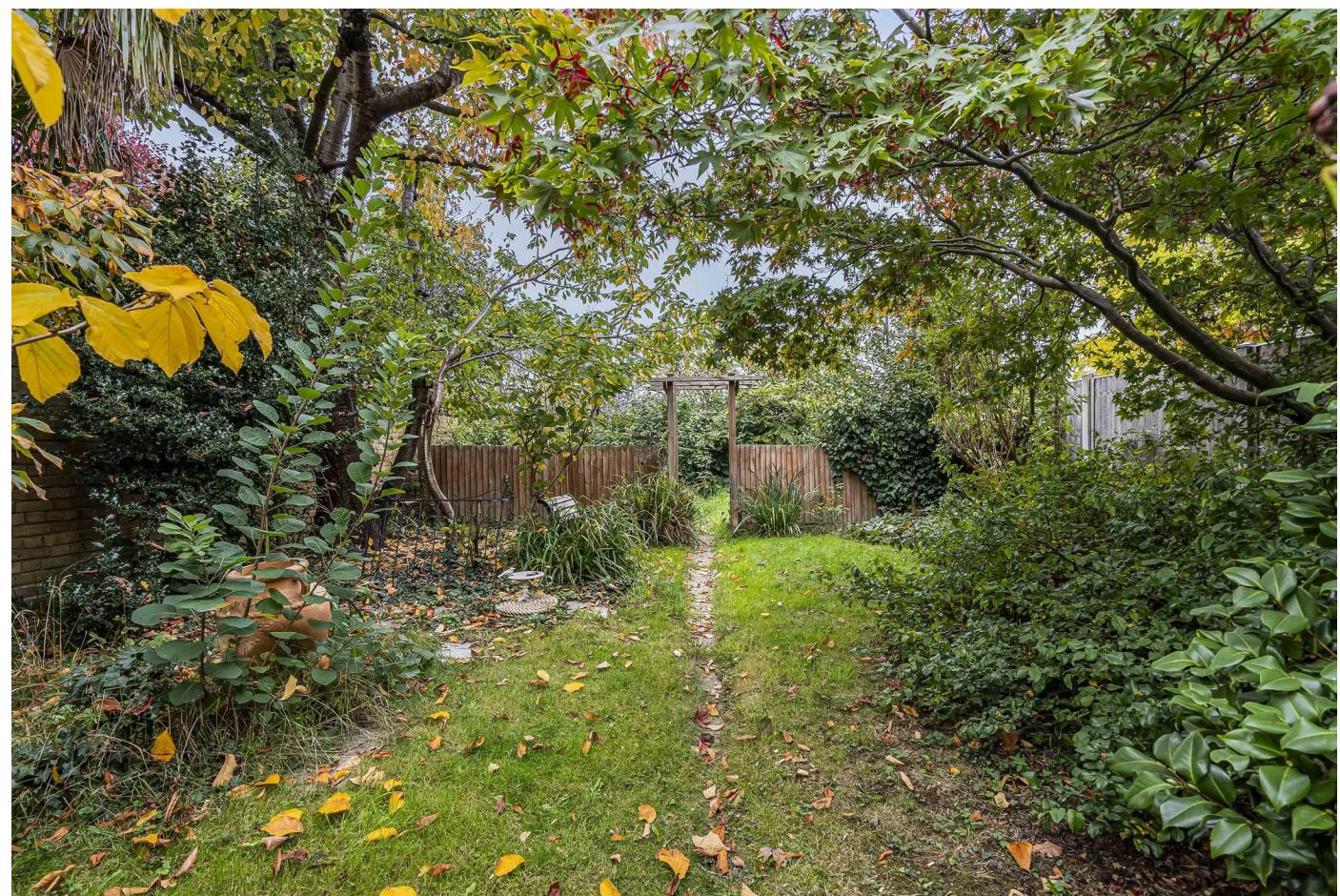
This charming semi-detached house presents an exceptional opportunity for families looking to put their own stamp on a property. Measuring 1200 sqft (including garage), the property boasts three well-proportioned bedrooms (the two double bedrooms include fitted wardrobes), family bathroom, front lounge, dining room, kitchen and downstairs shower/WC.

The property offers a rare opportunity to design, modernise and expand to your specific requirements. There is enormous potential to extend the property via a loft conversion, ground floor rear and side extension (subject to necessary consents), which would create a substantial family home tailored to your specific requirements and specification.

One of the standout features of this property is the remarkable 90ft deep rear garden, offering a tranquil outdoor space. There is also a garage measuring 20ft x 8ft. The house has a fantastic aspect as the rear garden backs allotments, therefore it's not overlooked at all.

Situated on a sought-after residential road, this home enjoys a quiet location while remaining conveniently close to local amenities and transport links. The property also includes off street parking for two vehicles, adding to its appeal for families.

In summary, this semi-detached house on Beechcroft Avenue is a rare find, combining spacious living areas, a generous garden, and huge potential for development. It is an ideal choice for those looking to invest in a property with room to grow and the opportunity to create a stunning family home.



## Situation

Beechcroft Avenue is a popular residential street conveniently located between Kingston town centre and Coombe. Richmond Park with its many acres of open space and the River Thames are close by, the property is easily accessible to Norbiton Village with its select range of local shops and moments from Norbiton station offering a direct service into Waterloo. The A3 which serves both London and the M25 is easily accessible by car; the standard of schooling in the immediate area is excellent within both the private and state sectors.

