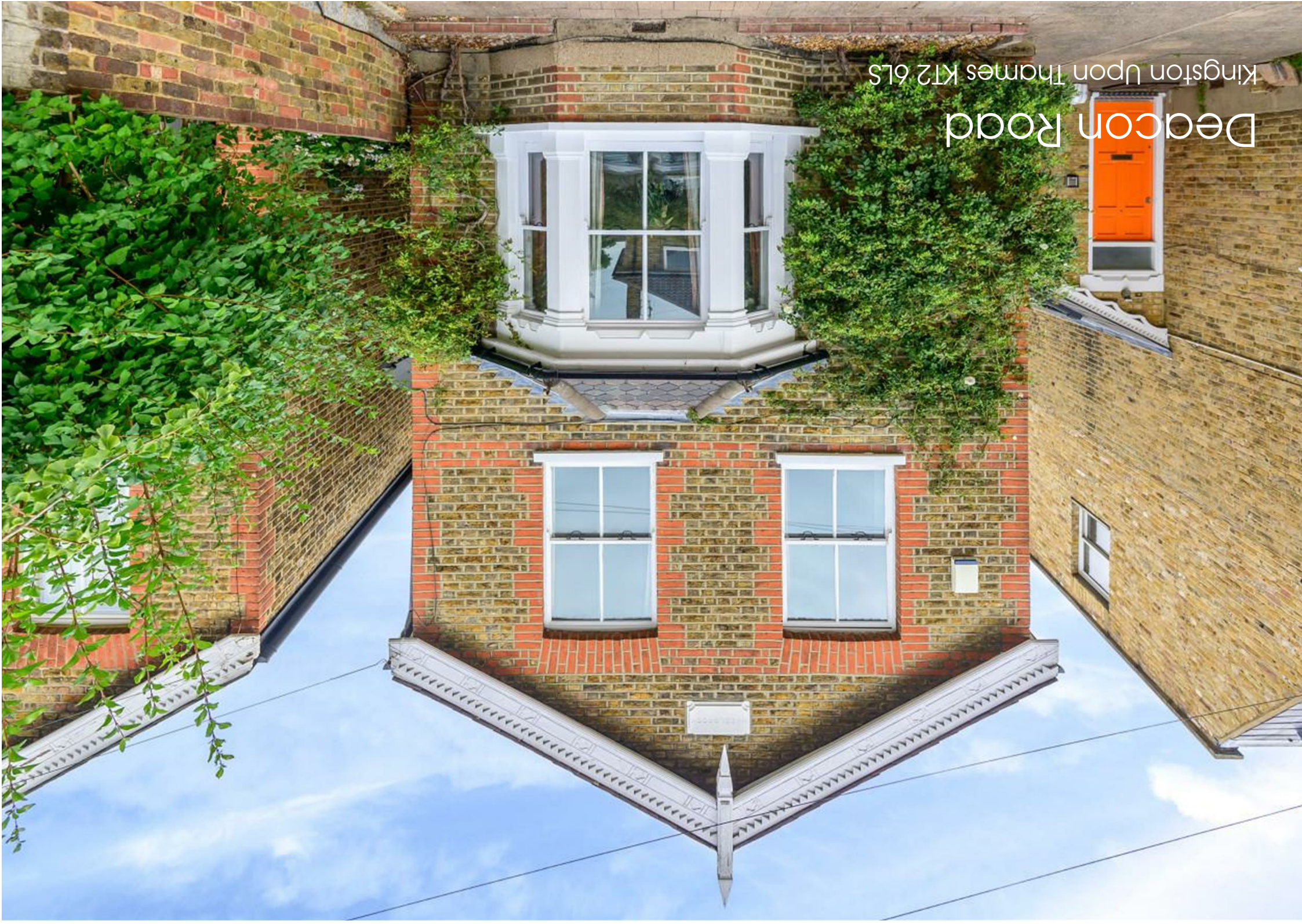


Approximate Area = 1272 sq ft / 118.1 sq m

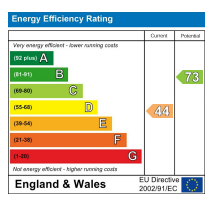
For identification only - Not to scale

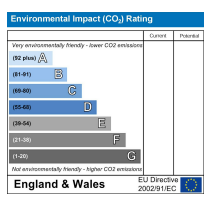
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 877794

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
naea | propertymark PROTECTED
arla | propertymark PROTECTED

Guide Price £1,025,000

- Victorian Detached Home
- Three Bedrooms
- Accommodation Approaching 1300sqft
- Beautifully Landscaped Rear Garden
- Huge Scope to Extend (STNC)
- North Kingston Location
- Sold with No Onward Chain!
- EPC Rating - E
- Council Tax Banding - E

* Tenure: Freehold

* Local Authority: Kingston Upon THames

Description

An elegant three bedroom Victorian detached residence, with impressive accommodation approaching 1300 sqft arranged over two floors. Internally the property has been tastefully extended and modernised over the years. The ground floor comprises of two large reception rooms with solid wood flooring and lovely feature fireplaces in both, utility room with WC and a fantastic modern kitchen/dining room with double doors leading directly onto a beautifully landscaped rear garden spanning over 40ft which measures wider than most at over 20ft. The first floor offers a generous master bedroom, a modern family bathroom and two further bedrooms. The property has huge scope to extend and expand subject to necessary consent (STNC) which would create a substantial family home.

Situation

Deacon Road is a particularly sought after residential tree lined street within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for Kingston and Norbiton stations 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. The standard of schooling in the immediate area is excellent within both the private & state sectors.