

**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.

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © redcomm 2025. Produced for Gibson Lane, REF: 1298872.



Denotes restricted head height

Approximate Area = 947 sq ft / 87.9 sq m  
 Including Limited Use Areas = 102 sq ft / 9.4 sq m  
 Total = 1049 sq ft / 97.3 sq m  
 For identification only - Not to scale



**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.

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**Acre Road**  
 Kingston Upon Thames KT2 6EF



## Guide Price £800,000

- Three Bedroom Victorian Semi Detached
- Well Presented Throughout
- Two Reception Rooms
- Low Maintenance Garden
- Loft Converted

Tenure: Freehold

Local Authority: Kingston upon Thames

- Planning Approved for Double Height Side Extension
- Convenient for Town Centre and Train Station
- EPC Rating D

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

### Description

Located on the ever popular Acre Road in Kingston Upon Thames, this beautifully presented Victorian semi-detached house offers a delightful blend of classic elegance and modern convenience. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The property boasts three well-appointed bedrooms, ensuring comfort for families or those seeking extra room for guests. A notable feature of this property is the loft conversion, which adds a lovely additional bedroom and ensuite shower room.

The exterior of the home features a low maintenance garden, ideal for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening. Furthermore, planning is approved to extend the property double height to the side, allowing for future enhancements to suit your lifestyle.

With its proximity to Richmond Park, the river Thames, Kingston town centre, schools, and transport links, this property is an excellent choice for families and professionals alike. Do not miss the chance to make this charming house your new home.

### Situation

Acre Road is a sought after residential street conveniently located for Kingston town centre, station, Richmond Park, River Thames and many highly regarded local schools. The A3 which serves both London and the M25 is easily accessible by car.

