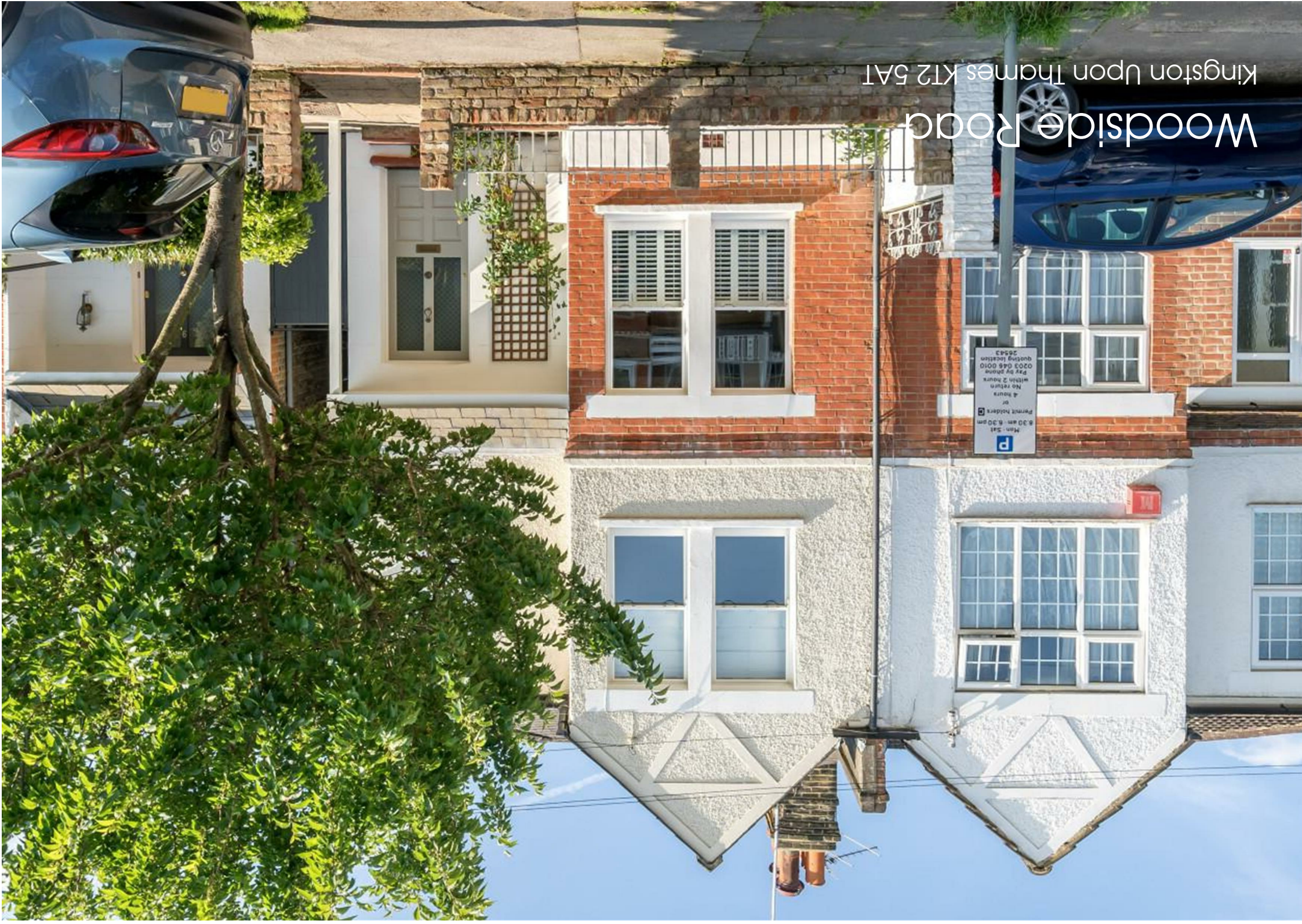
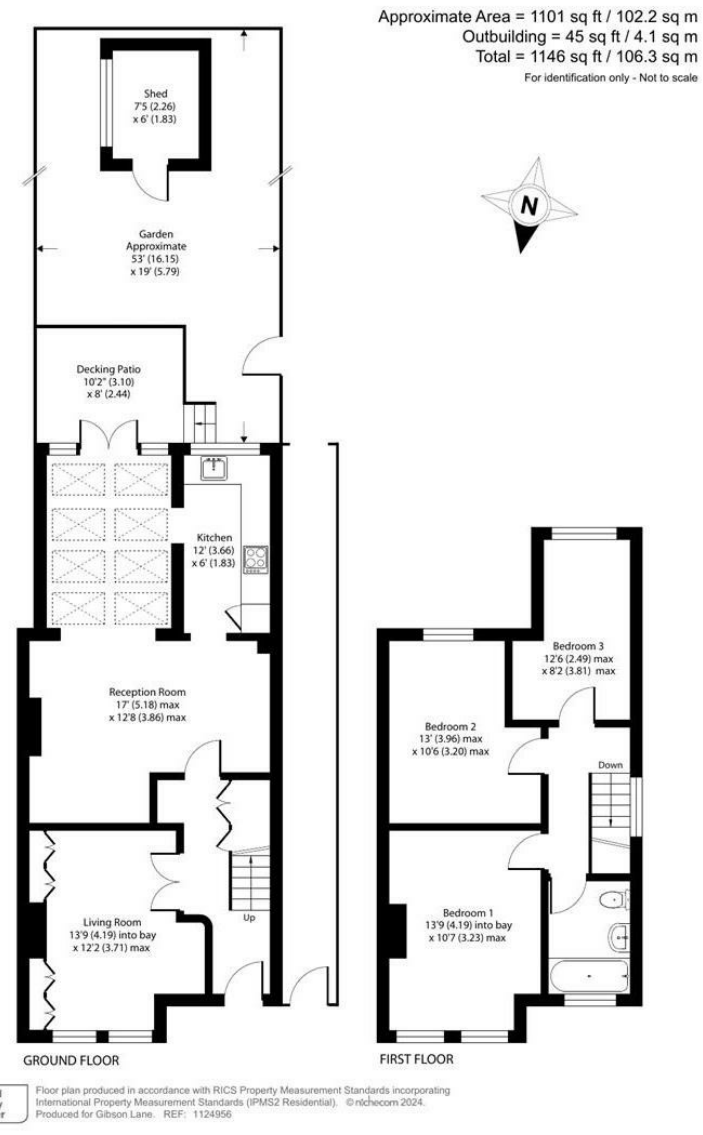


Woodside Road

Kingston Upon Thames KT2 5AT



Approximate Area = 1101 sq ft / 102.2 sq m
Outbuilding = 45 sq ft / 4.1 sq m
Total = 1146 sq ft / 106.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1124956

gibson lane

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KT2 5ED
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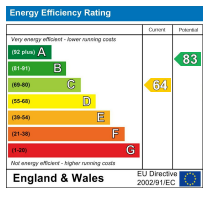

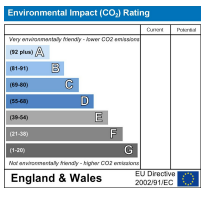

Important Information

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
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Guide Price £1,100,000

- Semi-Detached Home
- Three Bedrooms
- Open Plan Layout
- Extremely Desirable Location
- Stunning South Facing 53ft Garden
- Beautifully Finished Internally
- Close to Excellent Schooling
- Moments from the River & Canbury Gardens
- EPC Rating - D
- Council Tax Banding - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An elegant semi-detached family home positioned on this extremely sought after North Kingston river road, sympathetically extended to provide impressive accommodation in excess of 1100 sq ft. Internally the house is bursting with period charm and is presented to a fantastic standard. The larger than average ground floor footprint provides an incredible living / entertaining space with a lovely open plan style kitchen/dining area with beautiful glass roof plus log burner and a generous reception room to the rear. At the front there is a stylish front living room with bay window and feature fire place. The first floor offers three good sized bedrooms and a family bathroom suite. Externally there is a stunning landscaped rear garden which faces South and spans over 50ft plus a brilliant patio area, perfect for al fresco dining and a shed for storage. Properties of this standard on this sought after river road are rarely available and internal viewings are highly recommended to appreciate what this charming home has to offer!

Situation

Woodside Road is one of the most desirable North Kingston River Roads, moments from Canbury Gardens and the River Thames. Conveniently positioned for Kingston town centre, train station and Richmond Park it truly is an enviable location. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.