













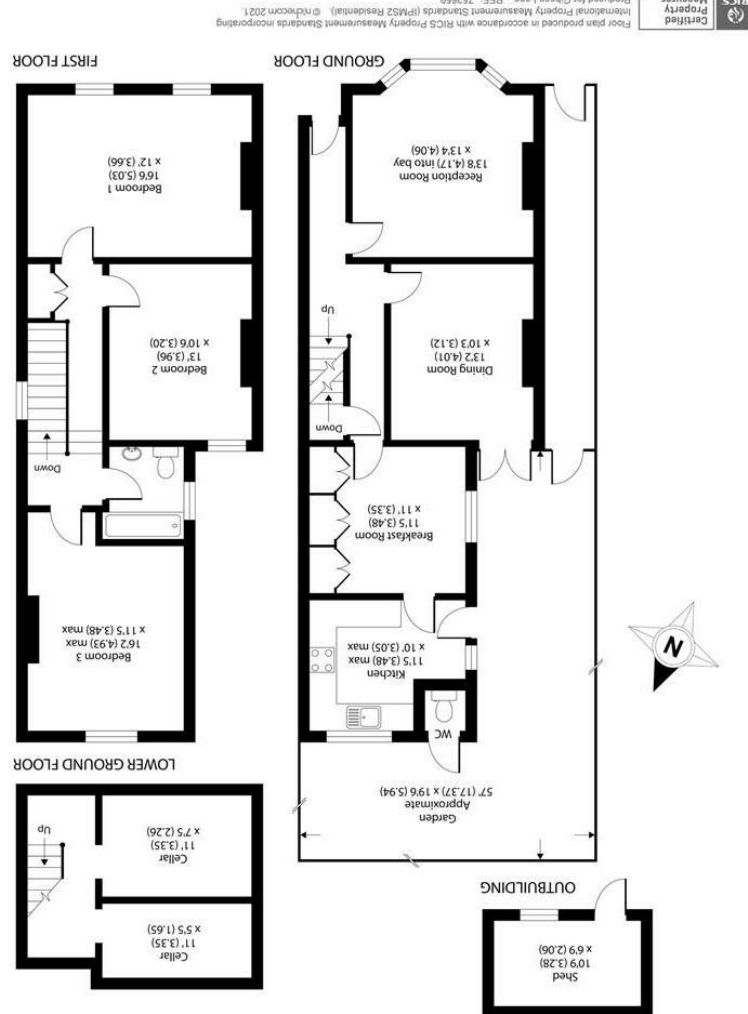


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A 77 Very Good - Lower energy bills 100%	 A 100% Very Good - Lower CO ₂ emissions 100%
 B 69 Good - Lower energy bills 93%	 B 93% Good - Lower CO ₂ emissions 93%
 C 54 Fair - Lower energy bills 75%	 C 75% Fair - Lower CO ₂ emissions 75%
 D 35 Fair - Higher energy bills 45%	 D 45% Fair - Higher CO ₂ emissions 45%
 E 23 Poor - Higher energy bills 28%	 E 28% Poor - Higher CO ₂ emissions 28%
 F 9 Poor - Higher energy bills 12%	 F 12% Poor - Higher CO ₂ emissions 12%
 G 1 Very Poor - Higher energy bills 1%	 G 1% Very Poor - Higher CO ₂ emissions 1%



Approximate Area = 1542 sq ft / 143.3 sq m
 Outbuildings = 78 sq ft / 6.4 sq m
 Total = 1620 sq ft / 150.5 sq m
 For identification only - Not to scale

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





Gibbon Road
 Kingston Upon Thames KT2 6AB



Guide Price £1,100,000

- Detached Victorian Villa
- Potential to Extend (STNC)
- Off Street Parking
- Well Presented Internally
- Cellar

- Three Double Bedrooms
- EPC Rating - F

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A unique detached Victorian villa offering a significantly larger than average footprint to provide exceptional accommodation in excess of 1500 square foot with a wealth of striking original features including high ceilings with decorative cornices, architraves and roses, grand cast iron fireplace and panelled doors. The generous ground floor is ideal for entertaining and enjoyment and features 3 reception rooms (ideal for working from home or an additional playroom for the children) and country style kitchen with direct access to a landscaped and secluded rear garden - larger than average and measuring almost 60' (to include the side return). There is also a spacious cellar area with reasonable head height providing terrific storage. To the upper floors the large landing gives access to 3 sumptuous double bedrooms, 2 measuring in excess of 16' and the smallest 13 x 10'6 there is also a family bathroom. Internally the property is bright and spacious with large rooms, high ceilings and many windows providing an abundance of natural light. Externally there is the distinct benefit of off street parking to the front - exceptionally valuable as a charging area for an electric car. There is planning permission granted July 2021 for a significant ground floor extension and further potential to extend into the loft (subject to consent). These extensions could provide a total footprint of approximately 2500 square foot. In summary properties of this size and style with off street parking and extension potential are rarely available and therefore we would thoroughly recommend a viewing appointment at your earliest convenience to avoid disappointment.



Situation

Gibbon Road is an extremely popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Kingston station 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. Canbury Gardens offering pleasant walks along the River Thames is moments away and Richmond Park is within half a mile. The standard of schooling in the immediate area is excellent within both the private and state sector.

