













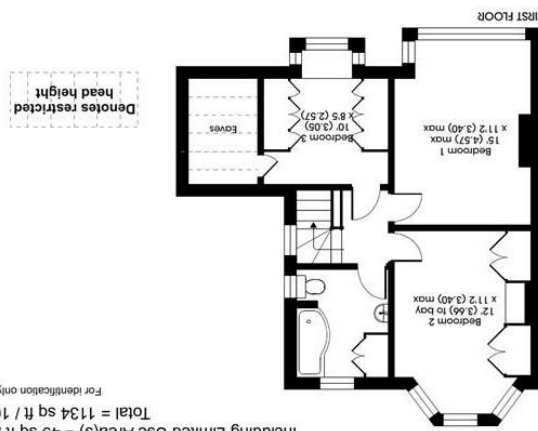
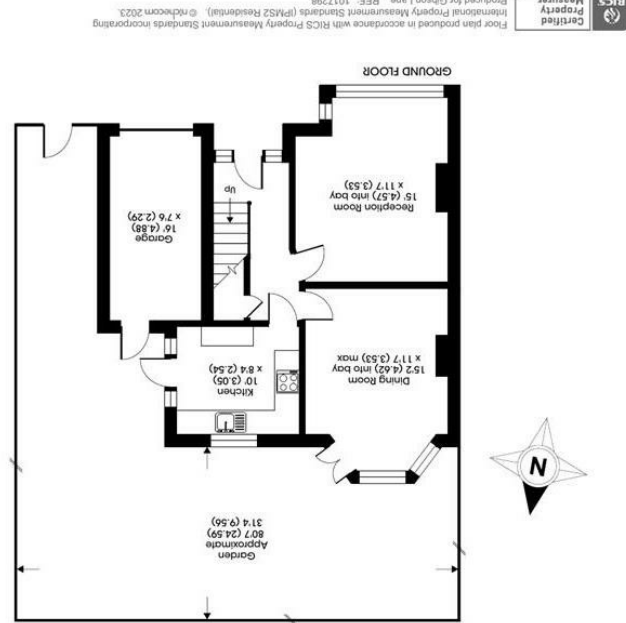


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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 <sub>2</sub> ) Rating
 92-100 Very good (100-109 kWh/m <sup>2</sup> /year)	 1-10 Very good (10-20 gCO <sub>2</sub> /m <sup>2</sup> /year)
 81-91 Good (110-129 kWh/m <sup>2</sup> /year)	 11-20 Good (21-35 gCO <sub>2</sub> /m <sup>2</sup> /year)
 69-80 Fair (130-149 kWh/m <sup>2</sup> /year)	 21-35 Fair (36-50 gCO <sub>2</sub> /m <sup>2</sup> /year)
 55-68 Fairly poor (150-179 kWh/m <sup>2</sup> /year)	 36-50 Fairly poor (51-75 gCO <sub>2</sub> /m <sup>2</sup> /year)
 39-54 Poor (180-214 kWh/m <sup>2</sup> /year)	 76-100 Poor (76-100 gCO <sub>2</sub> /m <sup>2</sup> /year)
 29-38 Fairly poor (215-255 kWh/m <sup>2</sup> /year)	 101-150 Fairly poor (101-150 gCO <sub>2</sub> /m <sup>2</sup> /year)
 1-28 Very poor (255-300 kWh/m <sup>2</sup> /year)	 151-200 Very poor (151-200 gCO <sub>2</sub> /m <sup>2</sup> /year)



Approximate Area = 1085 sq ft / 100.7 sq m (excludes garage)  
 Including Limited Use Area(s) = 49 sq ft / 4.5 sq m  
 Total = 1134 sq ft / 105.3 sq m  
 For identification only - Not to scale

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Revell Road  
 Kingston Upon Thames KT1 3SL



### Guide Price £950,000

- Semi-Detached Home
- Three Bedrooms
- Garage
- Well Presented Internally
- Impressive 81ft rear Garden

- Off Street Parking
- Huge Scope to Expand (STNC)
- Sought After Location
- EPS Rating - E
- Council Tax Banding - D

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

### Description

An impressive semi-detached home situated on this sought after residential road. This charming home is immaculately presented internally and provides spacious accommodation in excess of 1000sqft arranged over two floors. Upon entrance there is a welcoming hallway, large reception room with bay window, dining room with large windows overlooking the grounds, and a fitted kitchen. The first floor offers two substantial double bedrooms, modern family bathroom plus an additional bedroom. There is plenty of storage both in the eaves and into the loft. Furthermore there is a stunning 81ft rear garden, wide side access and off street parking to the front for multiple cars. There is also huge scope to expand through ground floor, first floor and second floor extensions (subject to necessary consents). This expansion would create a substantial family home approaching 2500sqft. Internal viewings are highly recommended to appreciate this lovely family home.

### Situation

Revell Road 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.

