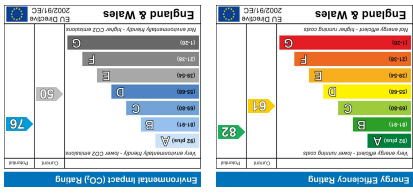
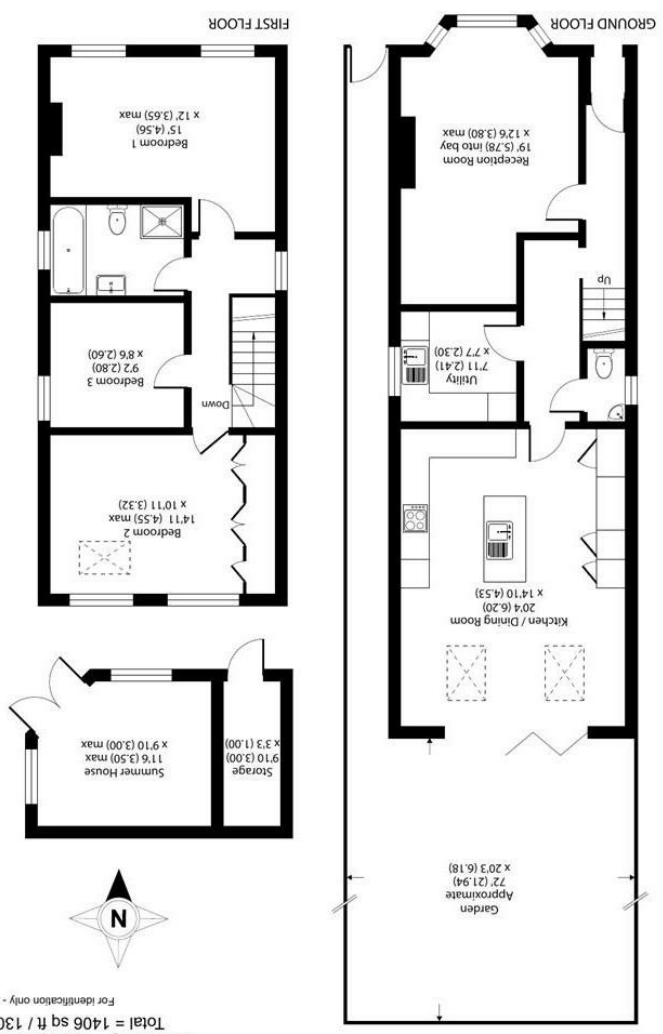


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential), © Redkcom 2025. Produced for Gibson Lane, REF: 1262514



Approximate Area = 1270 sq ft / 118 sq m
 Outbuilding = 136 sq ft / 12.6 sq m
 Total = 1406 sq ft / 130.6 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



Bockhampton Road
 Kingston Upon Thames KT2 5JU



Guide Price £1,100,000

- Detached Victorian Home
- Three Double Bedrooms
- Open Plan Kitchen/Dining Room
- Huge Scope to Expand (STNC)
- Beautifully Presented Internally
- Downstairs WC and Utility Room
- Impressive Rear Garden with Outbuilding
- Moments from Richmond Park
- Desirable North Kingston Location
- EPC Rating - D | Council Tax - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

This delightful detached Victorian home, situated on this sought after North Kingston Road, moments from Richmond Park, offers a perfect blend of period features and modern living. With spacious accommodation arranged over two floors approaching 1300sqft, plus an outbuilding of 117sqft, there is plenty of room for the family. There is also huge scope to expand further through a loft conversion (subject to necessary consents).

The ground floor provides a generous 19ft x 12.6ft reception room to the front, middle utility room, separate WC, and an impressive open plan modern kitchen/diner with bi-folding doors opening out onto the incredible southerly aspect rear garden spanning an impressive 72ft deep, with an outbuilding, perfect for a home office.

The first floor offers three generous double bedrooms and a modern bathroom with bath and separate shower. The master bedroom benefits from having a stunning vaulted ceiling with Velux windows along with floor to ceiling fitted wardrobes.

Conveniently located just moments from the expansive Richmond Park, this detached Victorian house offers comfort, space, high specification finish, and a prime location in one of London's most desirable areas. Sold with no onward chain, call us now to arrange your viewing.

Situation

Bockhampton Road is a 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, the A3 which serves both London & the M25 & Kingston town centre with its array of shops, restaurants & bars. The standard of schooling in the immediate area is excellent within both the private and state sector.

