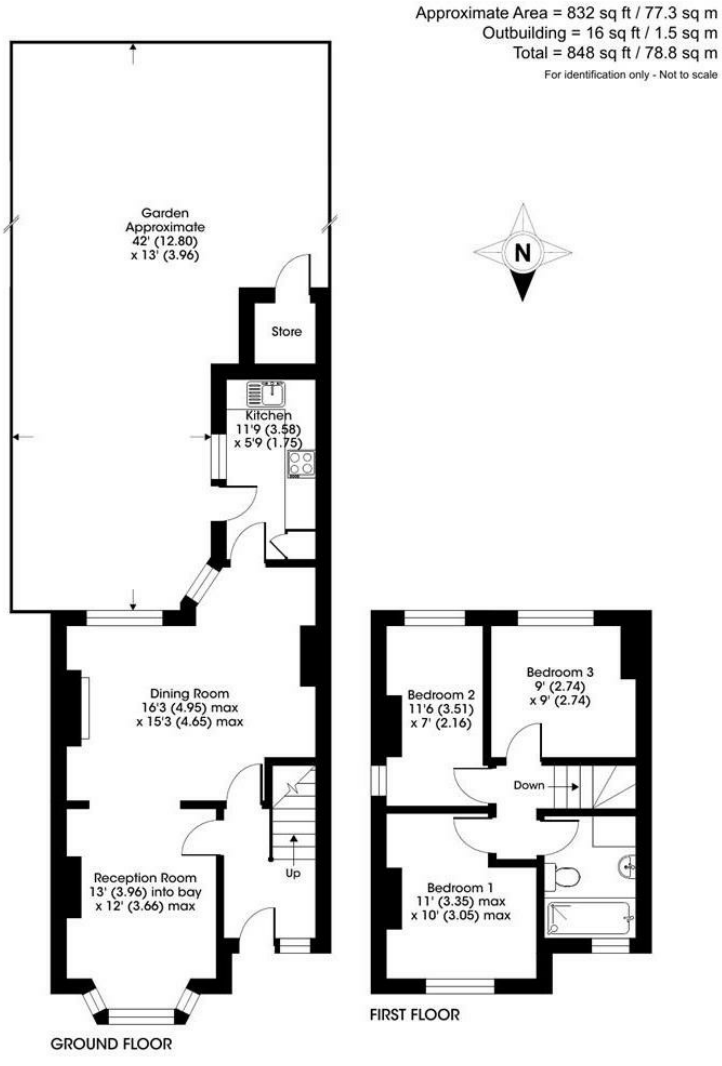
# Kings Road

Kingston upon Thames KT2 5HX




Approximate Area = 832 sq ft / 77.3 sq m
Outbuilding = 16 sq ft / 1.5 sq m
Total = 848 sq ft / 78.8 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: 1103860


gibson lane

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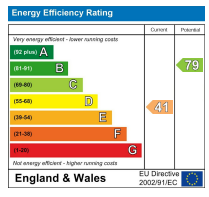


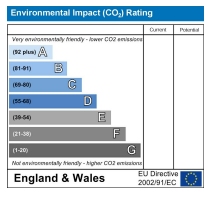


## Important Information

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 £850,000

- NO ONWARD CHAIN
- Halls Adjoining Victorian Semi-Detached Home
- Three Bedrooms
- Huge Scope to Extend (STNC)
- Off Street Parking for 2 Cars
- Impressive 42ft South Facing Rear Garden
- Moments from Richmond Park
- North Kingston Location
- EPC Rating - E
- Council Tax Banding - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

## Description

An attractive brick fronted halls adjoining semi detached family home situated moments from Richmond Park. The property provides accommodation approaching 850sqft (inc. store) arranged over two floors with huge scope to expand (subject to necessary consent). The ground floor comprises front reception room with bay window which opens up into the dining room spanning a total of 28ft, plus a galley kitchen. The first floor offers three bedrooms and a family bathroom. Externally there is an impressive South facing rear garden measuring 42ft deep and off street parking for two cars at the front. The property is being sold with no onward chain and internal viewings are recommended to see the true potential of this charming home.

## Situation

Kings Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and 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. The standard of schooling in the immediate area is excellent within both the private and state sector.