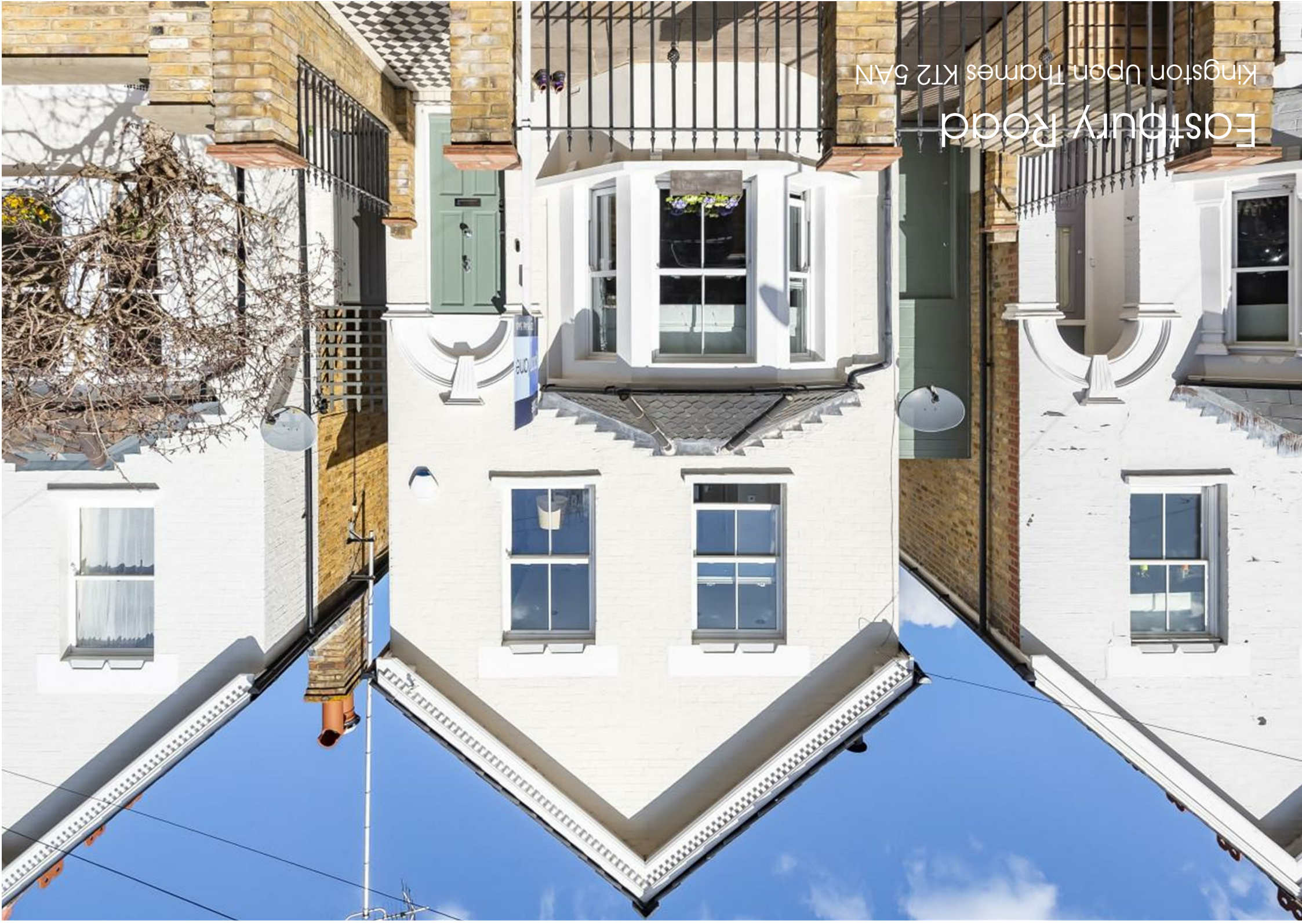
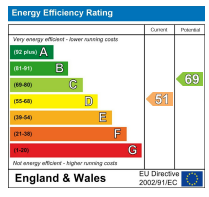
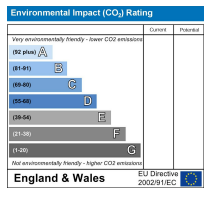


Approximate Area = 1625 sq ft / 151 sq m
Including Limited Use Area(s) = 178 sq ft / 16.5 sq m
Outbuilding = 93 sq ft / 8.6 sq m
Total = 1896 sq ft / 176.1 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Gibson Lane. REF: 824257





gibson lane
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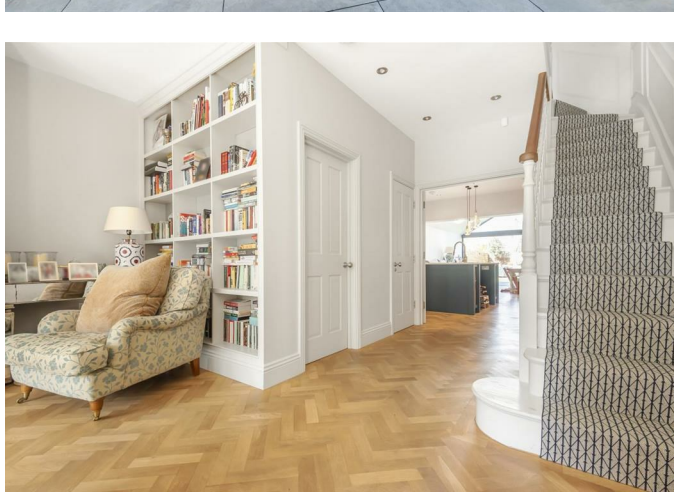
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

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
naea | propertymark PROTECTED
arla | propertymark PROTECTED



Guide Price £1,425,000

- Detached Victorian Villa
- Moments From the River Thames
- Immaculately Presented Internally
- Stunning Open Plan Kitchen/Diner
- Four Double Bedrooms
- Three bathrooms
- EPC Rating - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An elegant four double bedroom Detached family home approaching 1900sqft which has been thoughtfully renovated and extended to an extremely high standard whilst retaining much of its Victorian charm. The ground floor consists of a spacious front reception room with wood burning stove, utility room and W.C, with a stunning 31' kitchen/dining/living room which features a contemporary kitchen with bi-folding doors leading to the landscaped rear garden. The upper floors comprise; impressive master suite complete with dressing room and en suite bath and shower room, additional double bedroom with en suite shower and two further double bedrooms in the loft with separate bathroom.

Situation

Eastbury Road is a popular residential road and is one of the sought after North Kingston river roads conveniently positioned for Kingston town centre, station, Richmond Park and moments from Canbury Gardens & The River Thames. The standard of schooling in the immediate area is excellent within both the private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private and public health clubs.