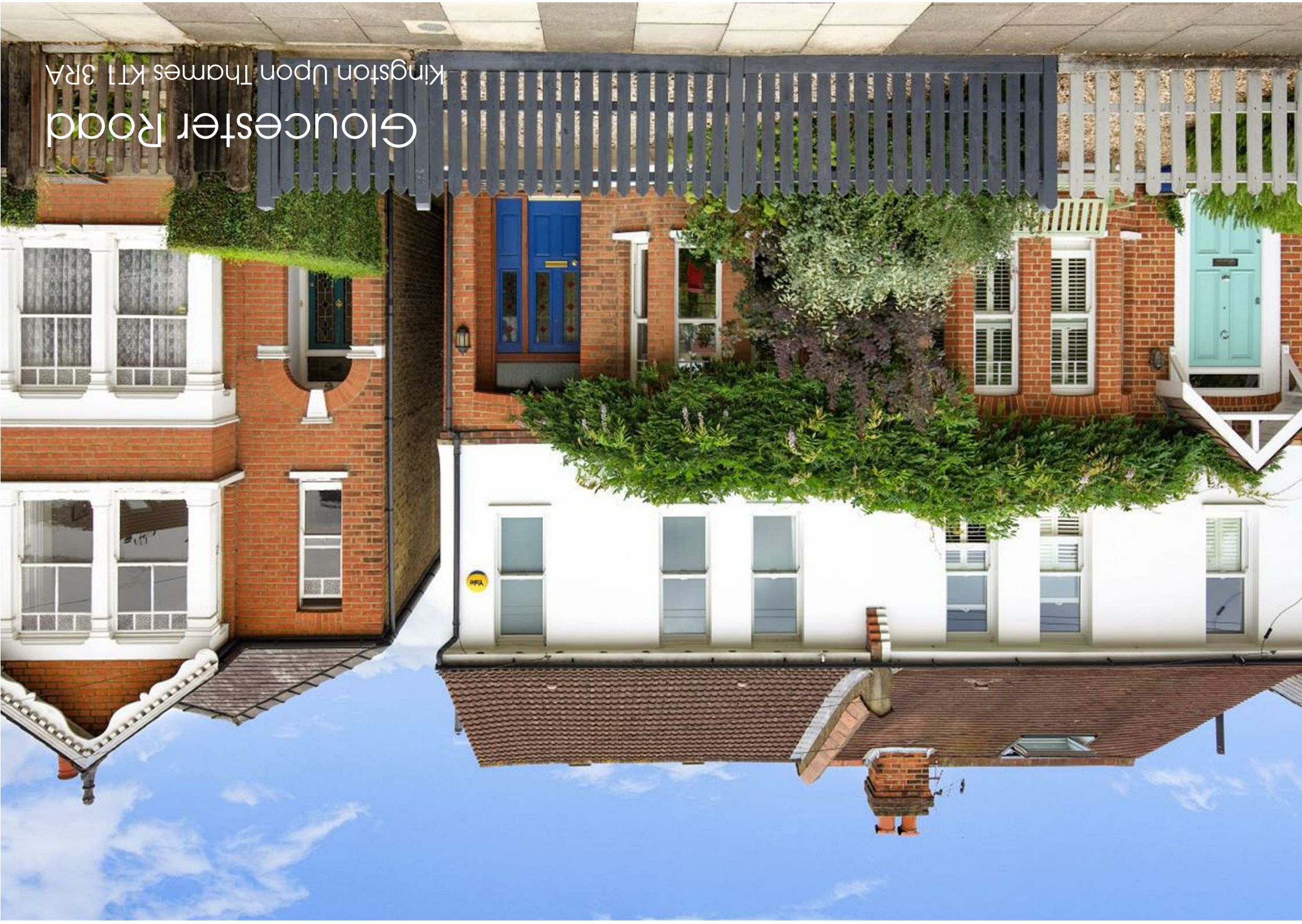

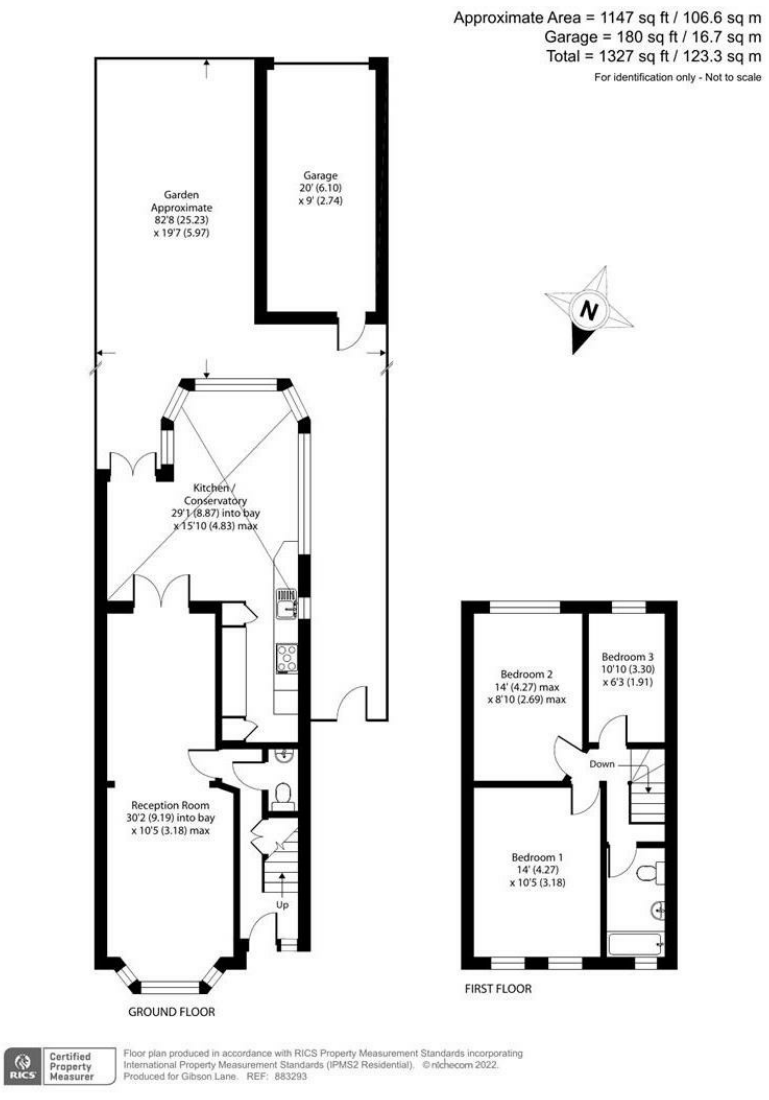

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 883293

gibson lane

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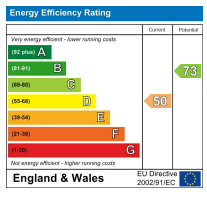
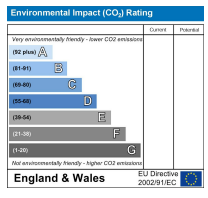
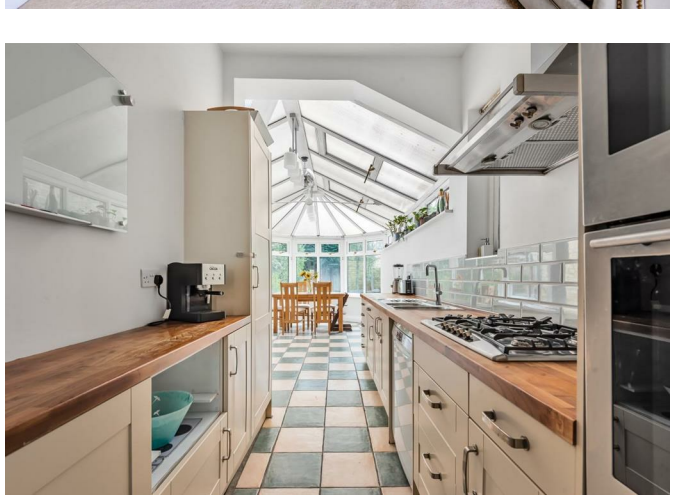




Important Information

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 | naea | propertymark PROTECTED | arla | propertymark PROTECTED



Guide Price £875,000

- Semi Detached Family Home
- Three Bedrooms
- Potential to Extend (STNC)
- Garage
- South Facing Garden

- Well Presented Internally
- EPC Rating - E
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Summary

A delightful period semi detached family home with accommodation approaching 1150 sq ft arranged over two floors. The ground floor comprises of entrance hall, stunning 30ft double reception room with large bay window, open plan conservatory kitchen diner with patio doors leading out onto an impressive 82 ft south facing rear garden with garage. To the upper floor there are three bedrooms and modern family bathroom. The property also has huge extension potential into the loft (STNC) and permitted development already in place for a kitchen extension which would create an amazing family home!

Location

Gloucester Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. Kingston Town Center with superb shopping facilities, restaurants, bars and the River Thames is just a short walk away. Richmond Park with its several thousand acres of delightful parkland is also close by. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.