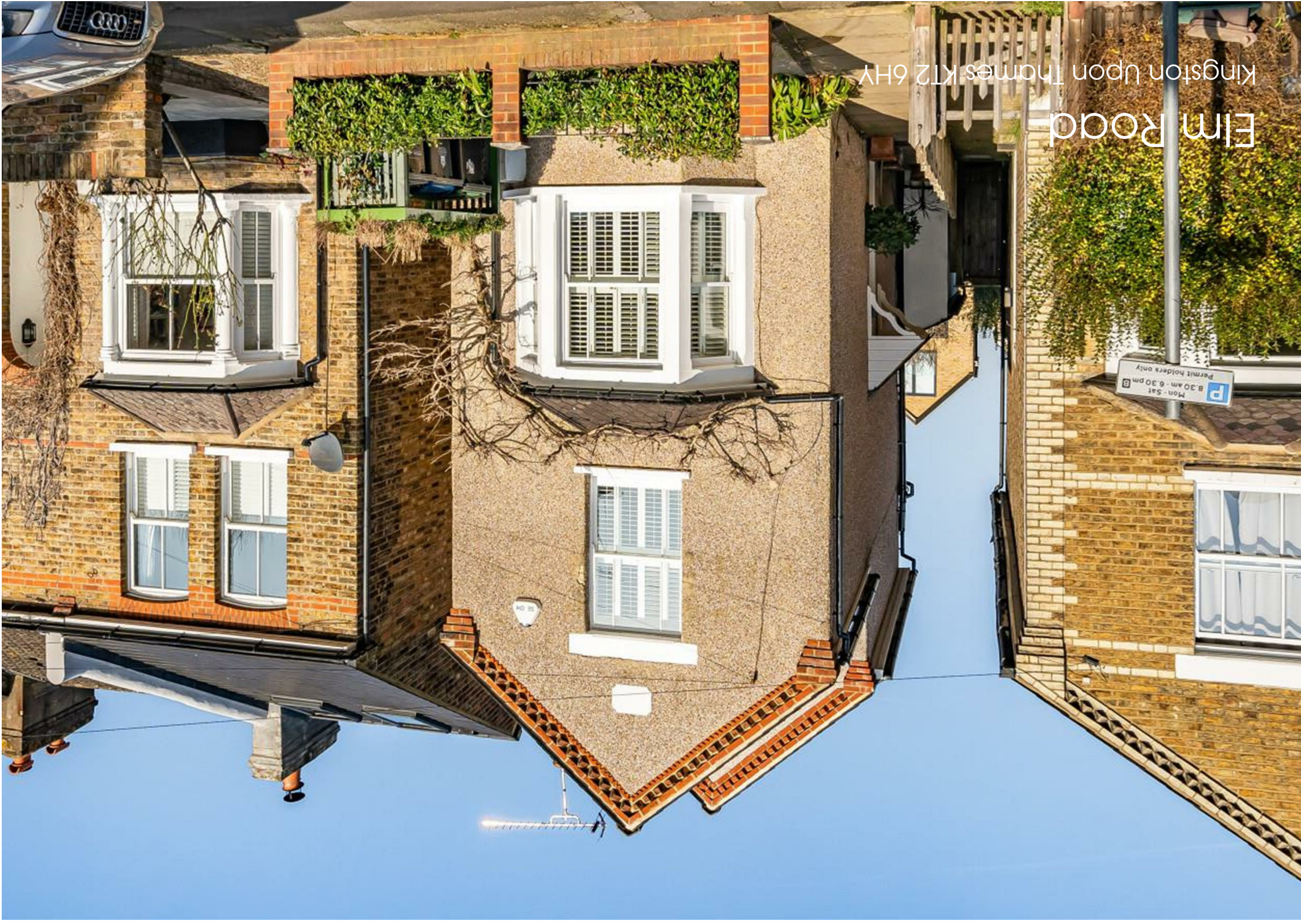


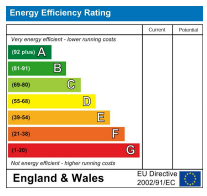
Approximate Area = 1229 sq ft / 114.1 sq m
Including Limited Use Area(s) = 132 sq ft / 12.2 sq m
Outbuilding = 136 sq ft / 12.6 sq m
Total = 1497 sq ft / 139 sq m
For identification only - Not to scale

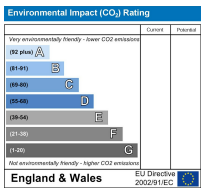
**Denotes restricted head height**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Gibson Lane. REF: 1248751

gibson lane

34 Richmond Road
Kingston upon Thames
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 £1,050,000

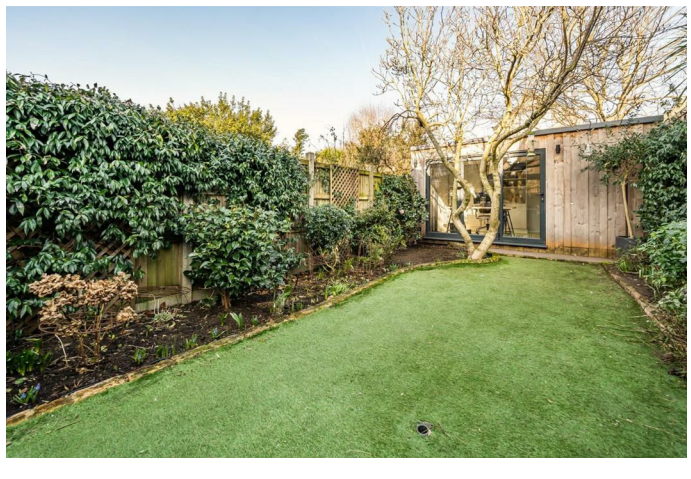
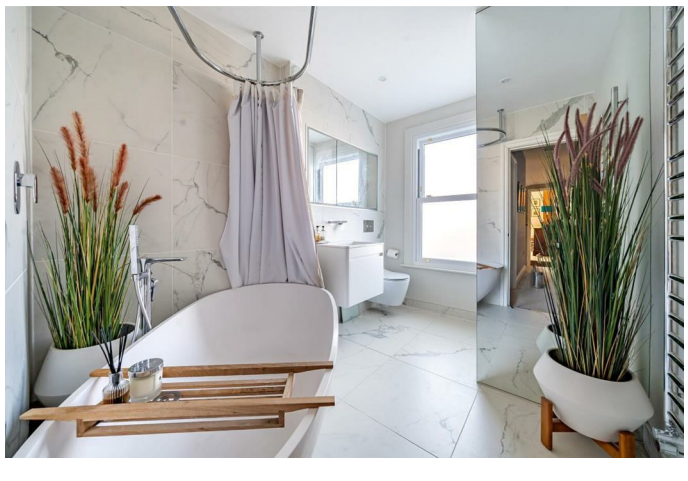
- Detached Victorian Home
- Exquisite Design and Finish
- Open Plan Kitchen/Dining/Living Room
- Impressive Principle Bedroom with Luxurious En-Suite
- Three Bedrooms
- Two Bathrooms + Downstairs WC
- North Kingston Location
- Moments From Richmond Park
- Sold with No Onward Chain
- EPC Rating - TBC | Council Tax Banding - D

* Tenure: Freehold

* Local Authority: Kingston upon Thames

## Description

This exquisite Victorian detached home offers a perfect blend of classic elegance and modern living. With an impressive internal finish, the property has been fully extended by the current owner to include a ground floor extension, loft conversion and new outbuilding, all completed to a splendid standard, ensuring that every corner of the house radiates quality and style.
The ground floor provides a warm front reception room with feature fireplace, bay window and built in cupboards, a second reception room, complete with plenty of built in storage designed with beautiful antique mirrors, which opens through to the stunning kitchen/dining/living room with impressive vaulted ceiling and full glass rear wall, creating a spectacular living space, perfect for entertaining guests or relaxing with the family. The kitchen has been installed to the highest of standards with top specification appliances, underfloor heating and instant boiling water tap. There are also plenty of skylights allowing ample natural light to enter the room, there is also mood lighting throughout.
The first floor contains two bedrooms and a modern family bathroom wonderfully designed with separate shower and bath. The top floor boasts a rather special principle bedroom with luxurious en-suite bathroom and built in wardrobes. Additionally, there is excellent loft storage in the eaves.
Externally there is a beautifully landscaped rear garden with home office, perfect for those working from home, however the room offers flexible use for other means such as an extra living space/gym etc.
This delightful house offering a harmonious blend of period charm and contemporary comfort in this very desirable location moments away from the picturesque Richmond Park is also being sold with no onward chain. We highly recommend an internal viewing in order to truly appreciate what this lovely home has to offer!

## Situation

Conveniently positioned between Richmond Park and the River Thames and moments from Kingston station, Elm road is an extremely sought after North Kingston address. Kingston town centre with its array of shops, leisure facilities, restaurants and bars is a short walk away. the A3 which serves both London & the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors.