

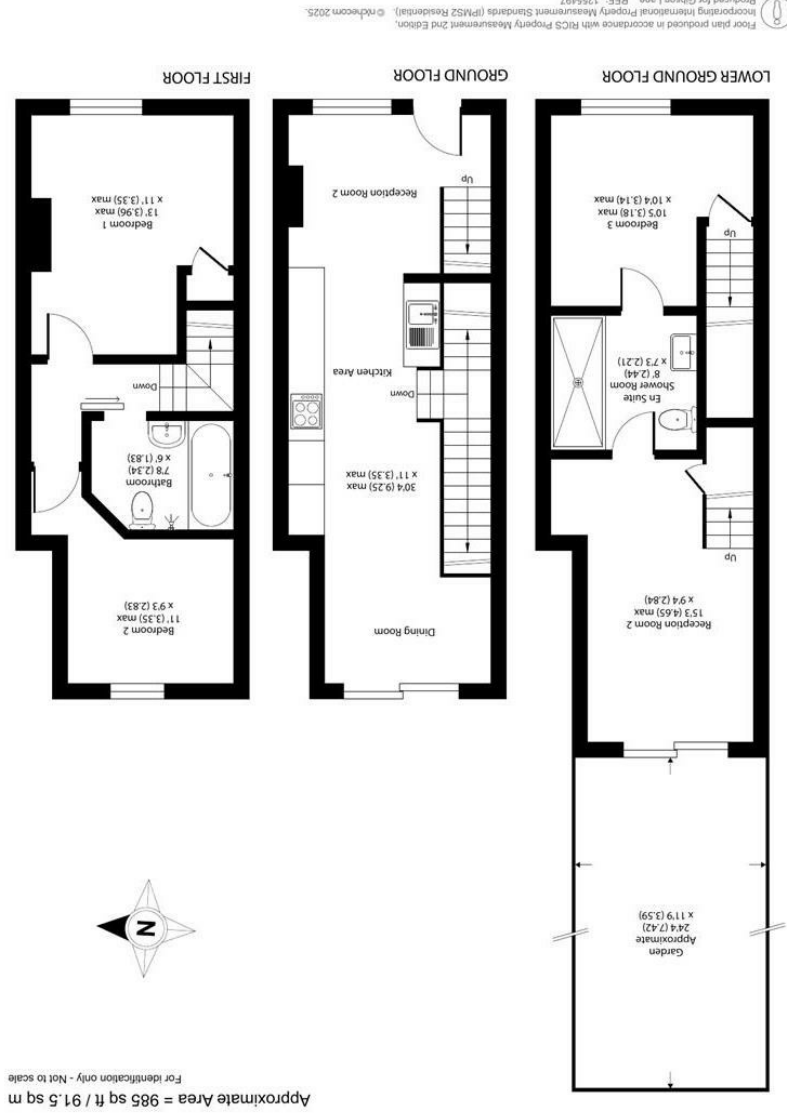
PROTECTED

PROTECTED

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.

England & Wales	
EU Standard	2009/10/C
Best available technique - after energy saving measures	100-100
A	100-100
B	100-100
C	100-100
D	100-100
E	100-100
F	100-100
G	100-100
H	100-100
I	100-100
J	100-100
K	100-100
L	100-100
M	100-100
N	100-100
O	100-100
P	100-100
Q	100-100
R	100-100
S	100-100
T	100-100
U	100-100
V	100-100
W	100-100
X	100-100
Y	100-100
Z	100-100

England & Wales	
EU Standard	2009/10/C
Best available technique - after energy saving measures	100-100
A	100-100
B	100-100
C	100-100
D	100-100
E	100-100
F	100-100
G	100-100
H	100-100
I	100-100
J	100-100
K	100-100
L	100-100
M	100-100
N	100-100
O	100-100
P	100-100
Q	100-100
R	100-100
S	100-100
T	100-100
U	100-100
V	100-100
W	100-100
X	100-100
Y	100-100
Z	100-100



PROTECTED

PROTECTED

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.

34 Richmond Road
Kingston upon Thames
Surrey
KT2 6ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

PROTECTED

PROTECTED

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.



Park Road
Kingston Upon Thames KT2 6DB



Guide Price £695,000

- Stunning Mid Terrace Victorian House
 - Three Double Bedrooms
 - Two Bath/Shower Rooms with Under Floor Heating
 - Two Reception rooms
 - No Onward Chain
 - Moments From Richmond Park
 - Immaculately Presented Through out
 - West Facing Rear Garden
 - EPC Rating - C
 - Council Tax Band - D
- * Tenure: Freehold
- * Local Authority: Kingston Upon Thames

Description

A charming three double bedroom Victorian terraced house which has undergone a complete renovation programme and has been sympathetically extended over all three floors with accommodation approaching 1000 sqft, situated on this sought after road moments from Richmond Park. The ground floor comprises of a stunning open plan living /kitchen/dining room with sold oak floor through out, an impressive Woodburner with reclaimed Victorian fireplace with marble surround and hearth, a fully fitted modern kitchen complete with Corian work tops, Siemens ovens, Smeg induction hob and Neff Dishwasher, the dining room benefits from floor to ceiling sliding doors making the whole floor flooded with natural light and exceptional sunsets! There is a galleried staircase taking you downstairs to the lower level where one way you find a double bedroom and an incredible shower room with Italian tiles and the other way there is an additional reception room with solid Oak flooring and another set of floor to ceiling sliding doors opening onto a delightfully landscaped west facing private rear garden. To the upper floor there are two double bedrooms and family bathroom with a Silestone freestanding bath and separate shower, both bathrooms have the benefit of under floor heating. Viewings are highly recommended to appreciate what this exquisite property has to offer!!

Situation

Park Road is a popular residential street ideally situated in the sought after North Kingston area. The property is within walking distance of Richmond Park and conveniently positioned for the River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. Kingston town centre with its array of shops, restaurants and bars is 1/2 a mile away, the A3 with routes to London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector.

