













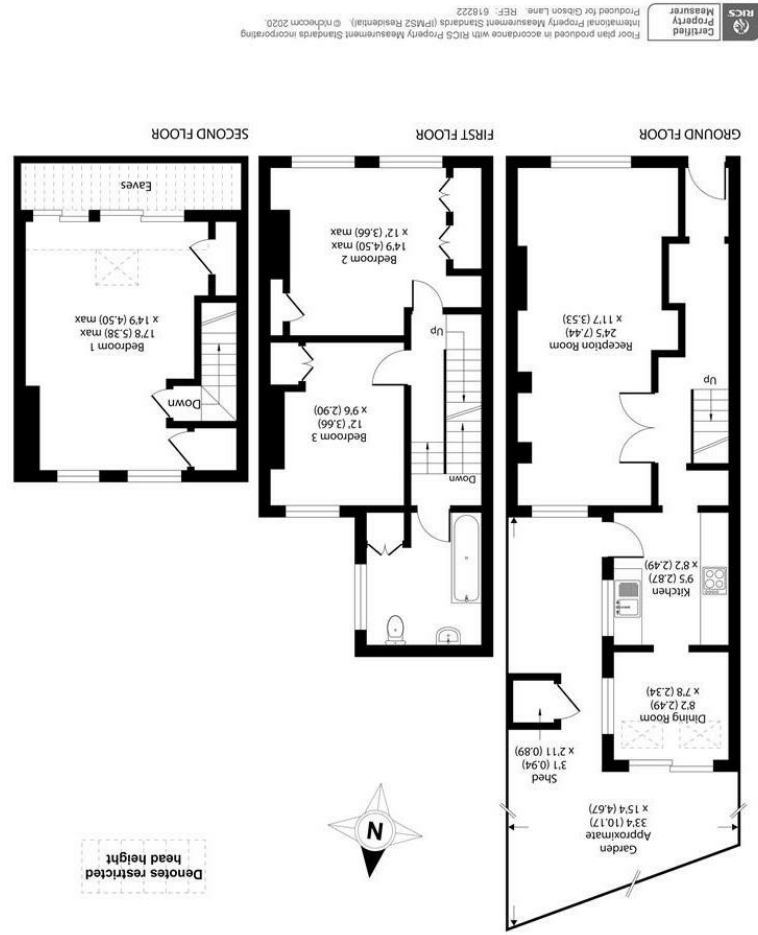


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A 85-95 Very good 100-150 g/kWh Very low	 A 100-150 g/kWh Very low
 B 75-85 Good 100-150 g/kWh Low	 B 100-150 g/kWh Low
 C 65-75 Fair 100-150 g/kWh Medium	 C 100-150 g/kWh Medium
 D 55-65 Fairly poor 100-150 g/kWh High	 D 100-150 g/kWh High
 E 45-55 Poor 100-150 g/kWh Very high	 E 100-150 g/kWh Very high
 F 35-45 Very poor 100-150 g/kWh Very high	 F 100-150 g/kWh Very high
 G 1-35 Very poor 100-150 g/kWh Very high	 G 100-150 g/kWh Very high



Approximate Area = 1187 sq ft / 110.3 sq m
 Including Limited Use Area(s) = 91 sq ft / 8.4 sq m
 Total = 1278 sq ft / 118.7 sq m
 For identification only - Not to scale

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7 Orchard Cottages Orchard Walk
 Kingston Upon Thames KT2 6BU



Orchard Walk

Kingston Upon Thames KT2 6BU

Asking Price £725,000

A delightful Victorian terraced house situated in this sought after North Kingston Location.

Description

A delightful Victorian terraced cottage with accommodation approaching 1300 sq ft arranged over three floors. The property itself benefits from many period features with the ground floor comprising of a stunning 24'5 ft living room with stone gas fired fireplace and modern bright and airy kitchen/breakfast room, leading directly out onto a delightfully landscaped patio garden. To the upper floors there are three double bedrooms and family bathroom. The master bedroom is situated on the first floor with two big windows, lovely feature fireplace and floor to ceiling built in wardrobes. This is truly a very unique property and viewings are highly recommended to appreciate what this wonderful property has to offer!

Situation

Orchard Cottages are set off the road tucked away down a footpath. The location is incredibly convenient, ideally situated for both Kingston and Norbiton stations 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 sectors and the area has an extensive range of leisure facilities.

Tenure: Freehold

Local Authority: Kingston Upon Thames

