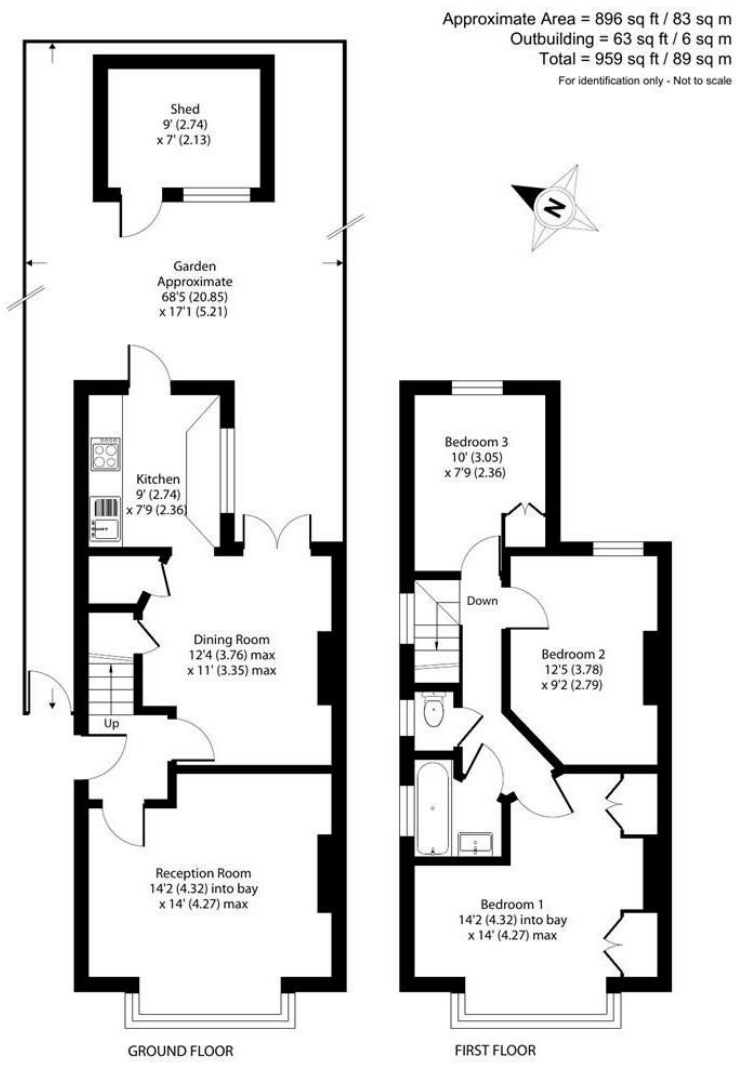

gibson lane

34 Richmond Road
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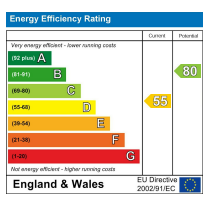
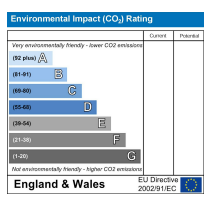
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444





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
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Guide Price £800,000

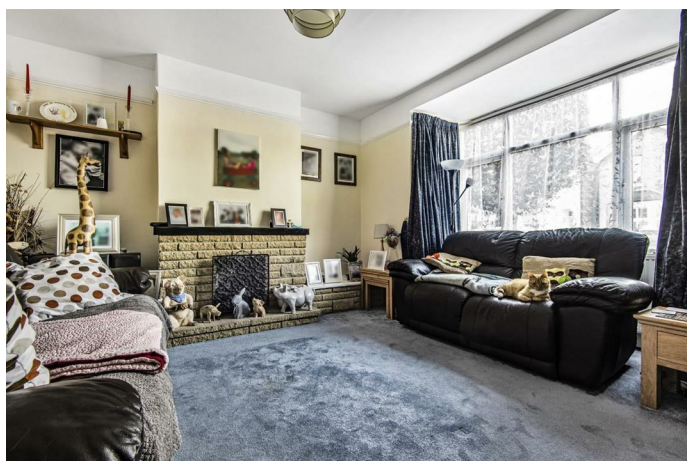
- Semi-Detached Home
- Three Bedrooms
- 68ft Rear Garden
- Premium Sought After Location
- Catchment for Excellent Schools
- Close Proximity to Richmond Park
- Scope to Extend (STNC)

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A delightful three bedroom semi detached home situated within this premium North Kingston road offering accommodation approaching 1000 sq ft arranged over two floors in need of some modernization. The ground floor comprises of large front reception room with square bay window, dining room and kitchen. The first floor contains two double bedrooms,, bathroom, separate toilet and an additional bedroom. To the rear there is an Easterly facing garden spanning almost 70ft deep. Furthermore the property has side access and a garden shed. There is also potential to extend (Subject to necessary planning permission) creating a substantial property in one of Kingston's most sought after locations.

Situation

Staunton Road is a particularly sought after residential road ideally situated in the popular North Kingston area. The property is conveniently positioned between Richmond Park and the River Thames and approximately half a mile from Kingston station giving direct access into Waterloo, the A3 which serves both London & the M25 is easily accessible by car. Kingston town centre with its array of shops, restaurants and bars is within a mile distance. The standard of schooling in the immediate area is excellent within both the private and state sector.