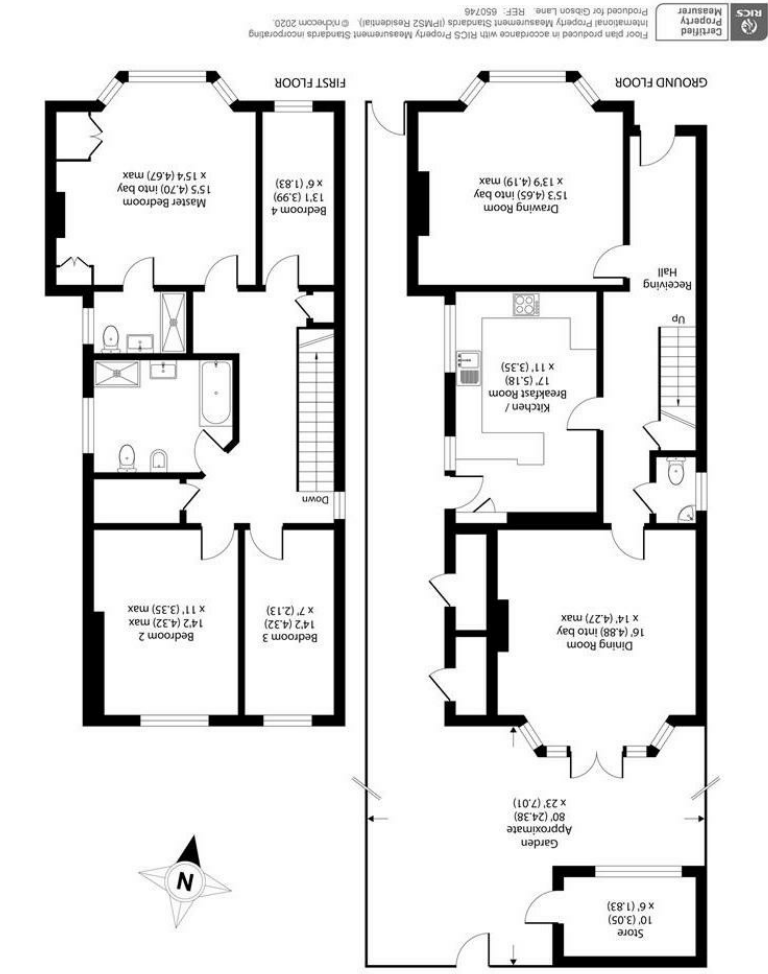


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
 A (0.00) to G (3.00)	 A (92) to G (35)



Approximate Area = 1735 sq ft / 161 sq m  
 Outbuilding = 59 sq ft / 5.4 sq m  
 Total = 1794 sq ft / 166.4 sq m  
 For identification only - Not to scale

34 Richmond Road  
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 Surrey  
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Latchmere Road  
 Kingston Upon Thames KT2 5TW



## Latchmere Road

Kingston Upon Thames KT2 5TW

Asking Price £1,750,000

A rather unique opportunity to acquire this elegant detached Edwardian home with a wealth of striking original features retained, offering tremendous potential (STC) for extension and loft conversion, distinctly benefitting from a stunning 80' south facing rear garden with rear access and ideally situated in this premier North Kingston Road

### Description

An elegant Edwardian detached family home with generous accommodation in excess of 1700 sqft complimented by a wealth of striking period features. The wonderful ground floor footprint is ideal for entertainment and enjoyment and features upon entrance a beautiful receiving hall, cloakroom, kitchen breakfast room, 2 generous reception rooms with grand fireplaces and high corniced ceilings. The first floor provides a master bedroom with modern en-suite, 3 further bedrooms and a sumptuous family bathroom with separate shower. Externally there is off street parking to the front and the distinct advantage of a stunning 80' south facing garden to the rear with useful access from a rear driveway. With a larger than average side return and rear garden there is tremendous potential to extend at the side, rear and convert the large loft (STC) this would create an incredible home in excess of 2500 sqft. Properties of this style in this location are rarely available, particularly with the larger sunny garden.

### Situation

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Latchmere Road is an extremely sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo. It is easily accessible to the A3 serving London and the M25. Richmond Park with its hundreds of acres of delightful parkland is close by, and Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the area is excellent in state and private sectors, including Latchmere and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.

**Tenure:** Freehold

**Local Authority:** Kingston Upon Thames

