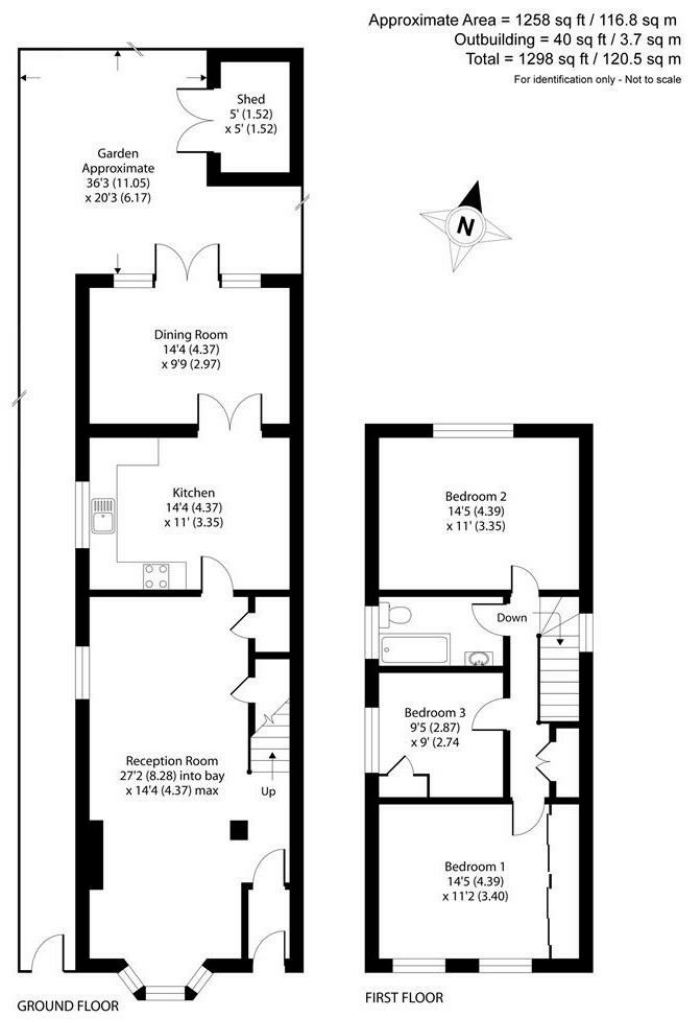
Beacon Road

Kingston Upon Thames KT2 6LS

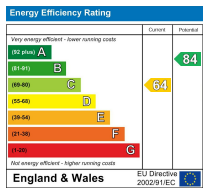


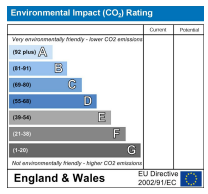
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Gibson Lane. REF: 716637

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

Deacon Road

Kingston Upon Thames KT2 6LS

Guide Price £1,000,000

An attractive detached Victorian villa with generous accommodation in excess of 1250 square foot with further potential for a loft conversion, ideally situated in this favored central North Kingston Location and being sold with the benefit of no chain

Description

An attractive detached Victorian villa with generous accommodation in excess of 1250 square foot providing a large extended ground floor footprint, 3 double bedrooms and further potential for a loft conversion.
Whilst there is a degree a modernisation required this property can easily be lived in and has tremendous potential to create a fine family home. On the ground floor the 2 main reception rooms have been knocked through to form a terrific 27' open planned entertaining area which leads to a spacious kitchen and there is also a rear extension (3rd reception) built in matching brickwork, this area offers potential form a stunning kitchen/diner with direct access to the garden which is walled at the rear. The first floor offers 3 double bedrooms and family bathroom. Externally there is a low maintaince garden and a wider than average side passageway. There is also tremendous potential (subject to consent) to covert the loft to add an additional 1/2 bedrooms and bath/shower room, this would increase the size to approximately 1750 square foot. Chain free - viewings highly recommended.

Situation

Deacon Road is a particularly sought after residential tree lined street within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for 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 & state sectors.

Tenure: Freehold
Local Authority: Kingston upon Thames