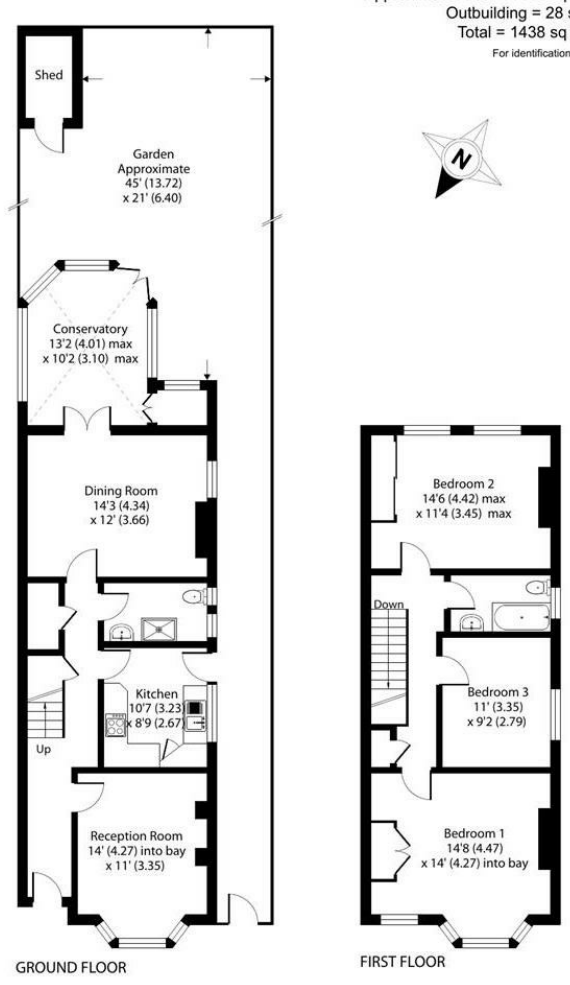
Durlston Road

Kingston Upon Thames KT2 5RU



Approximate Area = 1410 sq ft / 131 sq m
Outbuilding = 28 sq ft / 3 sq m
Total = 1438 sq ft / 134 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 809938

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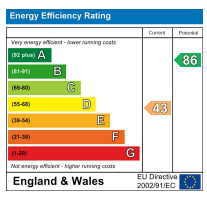

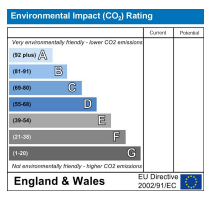

Important Information

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.

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Guide Price £1,200,000

- Detached Double Bay Fronted Villa
- Three Double Bedrooms
- Southerly Aspect Garden
- Huge Scope to Extend (STNC)
- North Kingston Location
- EPC - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Summary

A impressive detached, double bay brick fronted Victorian villa offering tremendous potential (subject to consents) for improvements, extension & loft conversion to form a terrific family home approaching 2000 square foot. The current arrangement which is in excess of 1400 square foot provides a larger than average ground floor footprint to include a spacious front reception room with exposed brick fireplace and big bay window, shower room with WC , kitchen /breakfast room, generous dining room with direct access to a conservatory with doors leading to a delightful 45' southerly aspect garden. The first floor offers three double bedrooms, the master bedroom benefits from a large bay window, the rear double overlooks the garden and the 3rd double is an ideal guest room/nursery or home office, there is also a family bathroom. Features of note include; high corniced ceilings, fireplaces, sash windows and paneled doors. Properties of this style offering extension potential are rarely available in this sought after location and as vendors sole agents we would thoroughly recommend a viewing at your earliest convenience - Open day Saturday 19th February viewings from 10:00am.

Location

Durlston 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.