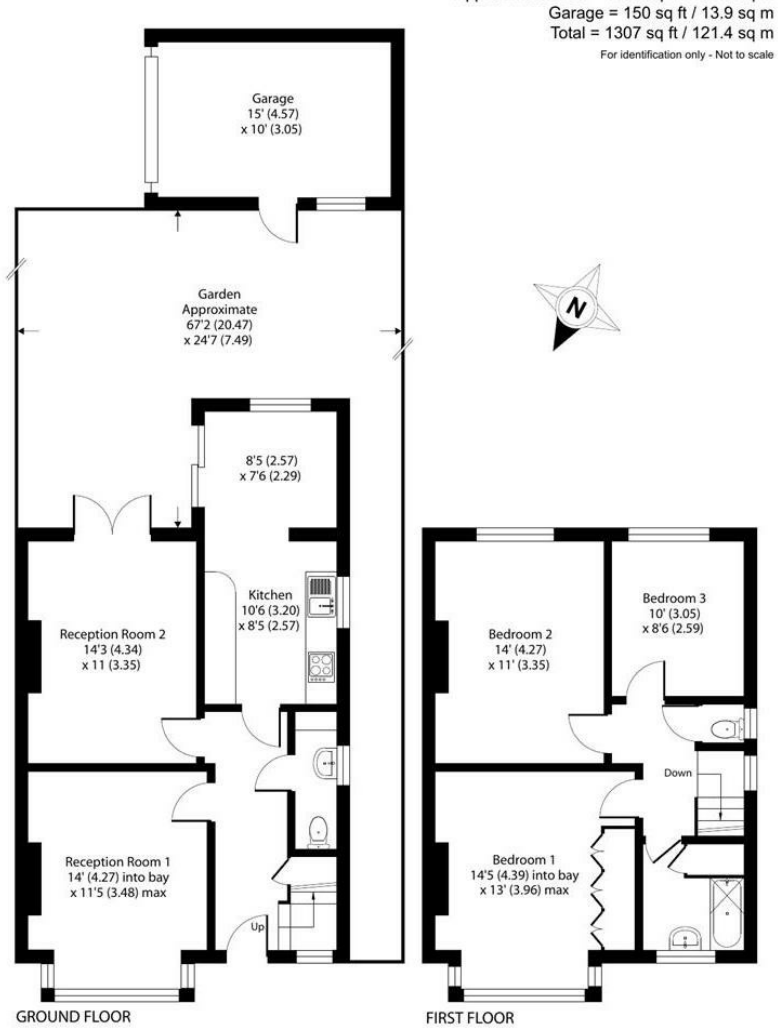
# St. Albans Road

Kingston Upon Thames KT2 5HH

Approximate Area = 1157 sq ft / 107.4 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 1307 sq ft / 121.4 sq m
For identification only - Not to scale




RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1178076


gibson lane

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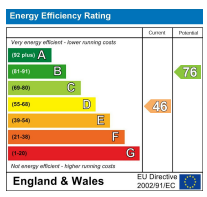


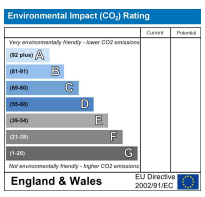


## Important Information

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.

The Property Ombudsman
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## Guide Price £1,250,000

- No Onward Chain
- Detached Home
- Excellent 70ft Southerly Aspect Rear Garden
- Tremendous Scope to Extend (STNC)
- Garage
- Off Street Parking
- Extremily Desirable Road
- North Kingston Location
- EPC Rating - E
- Council Tax Banding - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

## Description

NO ONWARD CHAIN! A charming, detached residence situated within this extremely desirable North Kingston road. The property has enormous scope to modernise and expand (subject to necessary consent) to create a magnificent family home with various options including a two-storey rear extension and a loft conversion which would add significant living space to this property.

The ground floor provides a generous entrance hall, spacious front reception room with square bay window, downstairs WC, through kitchen with dining area plus an additional reception at the rear with double glass doors which open out onto the spectacular rear garden. The first floor offers three excellent sized bedrooms and a family bathroom.

One of the key highlights of this lovely home is its private and secluded southerly aspect rear garden spanning almost 70ft, perfect for relaxing on the weekends or entertaining with friends and family.
Externally there is also off street parking to the front, side access and a large garage at the rear.

Don't miss out on the chance to purchase this fantastic property in a prime North Kingston location with enormous possibilities for personalization and expansion. Contact us today to arrange a viewing!

## Situation

Located in this premier North Kingston road within close proximity of Richmond Park and moments from Canbury Gardens and the River Thames, St Albans Road is an extremely sought after address. Kingston town centre with its array of shops, bars, restaurants and station is within three quarters of a mile distance. The A3, which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include Latchmere, Fernhill, the German School, Tiffin boys and girls. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private and public health clubs.