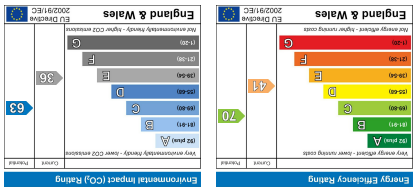
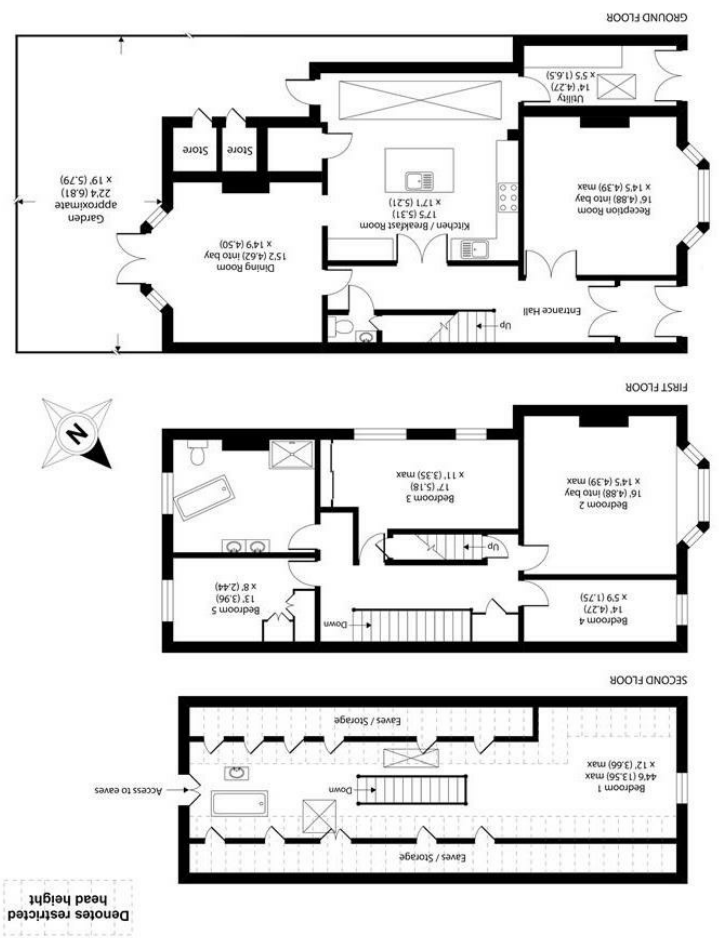


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



RICS Certified Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Release 1). © Indecon 2020.



Approximate Area = 2237 sq ft / 207.8 sq m (excludes stores)
 Including Limited Use Area(s) = 428 sq ft / 39.7 sq m
 For identification only - Not to scale

Denotes restricted head height

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



Latchmere Road
 Kingston upon Thames KT2 5TW



Asking Price £1,650,000

- Detached Family Home
- South Facing Garden
- North Kingston Location
- Five Bedrooms
- Utility Room
- Downstairs WC
- EPC Rating - E

* Tenure: Freehold

* Local Authority:

Description

Very competitively priced to account for a smaller garden, is this beautifully presented five bedroom detached family home located on a highly desirable road in North Kingston. The property has been sympathetically extended and modernised over the years, using the highest quality materials and boasts stunning accommodation in excess of 2200 sq ft arranged over three floors. The ground floor comprises an elegant receiving hall, 2 grand reception rooms as well as a magnificent kitchen/dining family room with feature vaulted glass ceiling and direct access on to the paved south facing rear garden. Located on the first floor are three generous double bedrooms, a home office and a luxurious family bathroom. A large loft has been converted allowing this property to accommodate an amazing 44' additional bedroom with contemporary freestanding bath, ideal for guests or an Au-Pair There are a number of striking period features, utility room and the distinct advantage of off-street parking which all add to this property's appeal.

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.

