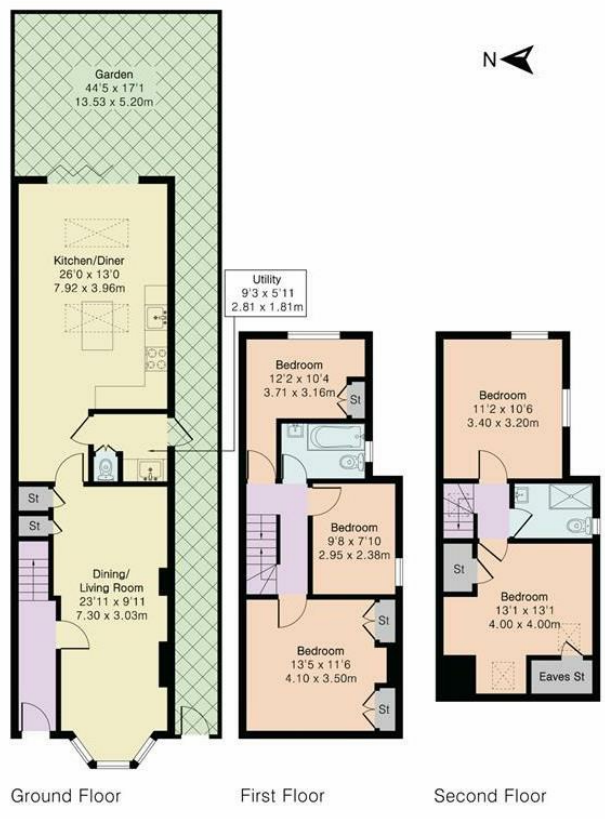
Approximate Gross Internal Area 1394 sq ft - 129 sq m
Ground Floor Area 634 sq ft – 59 sq m
First Floor Area 411 sq ft – 38 sq m
Second Floor Area 349 sq ft – 32 sq m



gibson lane

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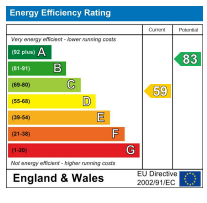
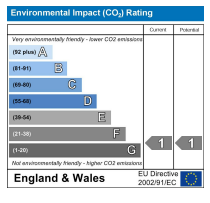
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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
naea | propertymark PROTECTED
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Guide Price £1,100,000

- Victorian halls adjoining Semi Detached family home
- Attractive 44ft Rear Gdn
- Convenient for Town Centre and Transport links
- Five Bedrooms
- Sought after location
- Stunning open plan kitchen/diner and utility room
- Two Bath/Shower rooms
- Immaculately Presented Internally
- EPC Rating - D
- Council Tax Band - E

Tenure: Freehold

Local Authority: Kingston upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Nestled on the charming Clifton Road in Kingston Upon Thames, this exquisite Victorian semi-detached family home offers a perfect blend of classic elegance and modern living. Immaculately presented throughout, the property boasts five bedrooms and two well appointed bathrooms, providing ample space for a growing family or those who enjoy hosting guests.

As you enter, you are welcomed into a generous double reception room that exudes warmth and character, with a feature fireplace and beautiful bay window, making it an ideal space for relaxation or entertaining. The heart of the home is undoubtedly the stunning modern open plan kitchen and dining area, this contemporary space is complemented by a utility room, ensuring practicality and convenience for everyday living.

With its prime location in Kingston Upon Thames, residents can enjoy the benefits of a vibrant community, with an array of local amenities, parks, and excellent transport links nearby. This delightful family home is not just a place to live, but a sanctuary where cherished memories can be made. Do not miss the opportunity to make this stunning property your own.

Situation

Located in this sought after North Kingston road within close proximity of Richmond Park, Canbury Gardens and the River Thames, Clifton Road is an extremely sought after address. The property is ideally situated for both 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 & state sectors,