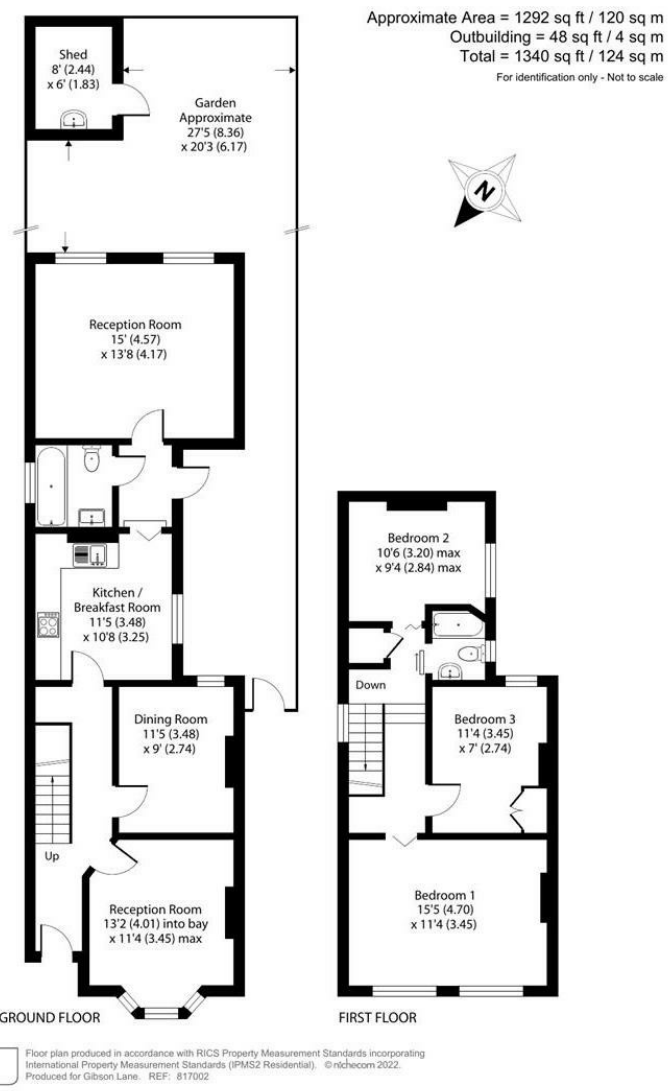
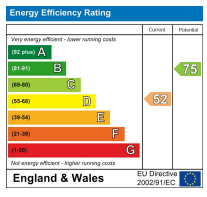


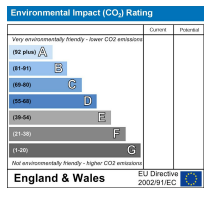
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 817002

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

Kings Road

Kingston Upon Thames KT2 5HT

Guide Price £1,050,000

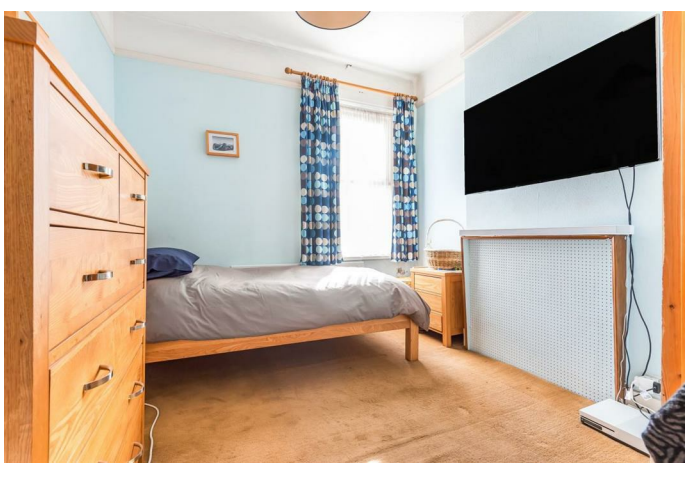
An attractive detached brick fronted Victorian villa with generous accommodation approaching 1300 square foot offering tremendous potential for improvements & loft conversion. Ideally situated in this sought after North Kingston location and sold with the benefits of a southerly aspect rear garden and off street parking for 1/2 cars.

Description

An attractive detached brick fronted Victorian villa offering tremendous potential (subject to consents) for improvements, & loft conversion to form a terrific family home approaching 2000 square foot. The current arrangement which is approaching 1300 square foot provides a larger than average ground floor footprint to include 3 spacious reception rooms and a kitchen/breakfast room. The first floor offers three double bedrooms, the generous master bedroom measures 15'5. there is also a family bathroom. Externally the property benefits from a southerly aspect rear garden and side patio, there is also the distinct advantage of off street parking for 1/2 cars - an ideal space for charging electric vehicles. Features of note include; high corniced ceilings and paneled doors, the property benefits from double glazing and a recently fitted boiler. 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 12th March.

Situation

Kings Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and Kingston station 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 and state sector.



Tenure: Freehold
Local Authority: Kingston Upon Thames