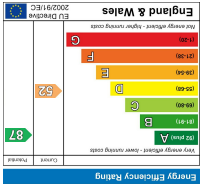
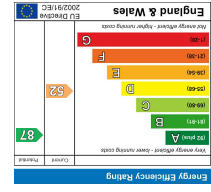
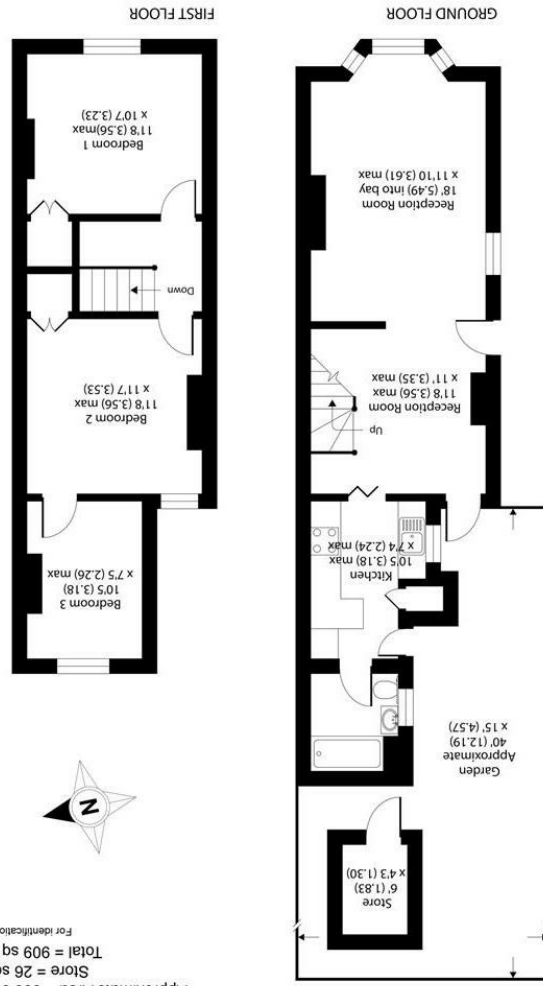


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated.
 Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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

Environment Impact (CO ₂) Rating	Energy Efficiency Rating
	

Certified Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Professional Property Measurement Standards) (RICS Residential) (© RICS 2021)



Approximate Area = 883 sq ft / 82 sq m
 Store = 26 sq ft / 2.4 sq m
 Total = 909 sq ft / 84.4 sq m
 For identification only - Not to scale

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





70 Villiers Road
 Kingston Upon Thames KT1 3BB



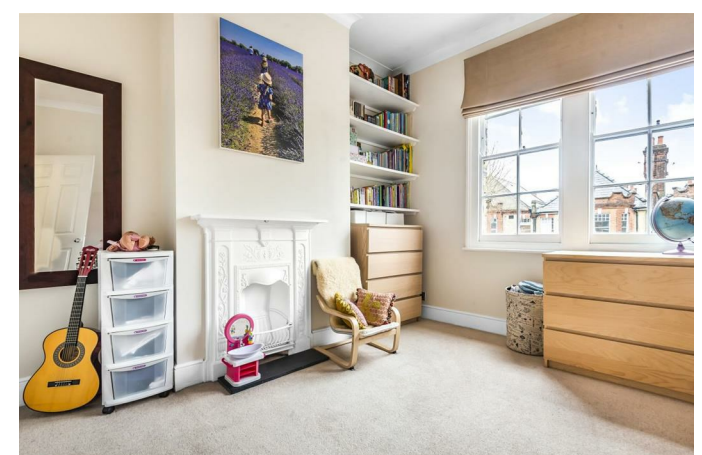
Villiers Road
 Kingston Upon Thames KT1 3BB
Guide Price £550,000

A charming three bedroom semi-detached Victorian home with accommodation over 800sqft.

An attractive brick fronted Victorian semi-detached home ideally situated between Kingston and Surbiton town centres. Internally the house is presented to a good standard with plenty of period features and offers well balanced accommodation over 800sqft. The ground floor comprises stunning bright and airy reception room with large bay window, spacious dining area, bathroom and fitted kitchen which leads out onto a beautiful west facing garden. The upper floor provides three bedrooms and there is also the added bonus of potential to extend into the loft (Subject to Planning Permission) Internal viewings are highly recommended to appreciate what this delightful home has to offer.

Situation

The property is situated on Villiers road, in a sought after area close to the highly regarded St Johns school. Kingston Town centre is less than a mile away and Surbiton station with its fast and frequent one stop service to Waterloo is also less than a mile away.



Tenure: Freehold
 Local Authority: Kingston Upon Thames