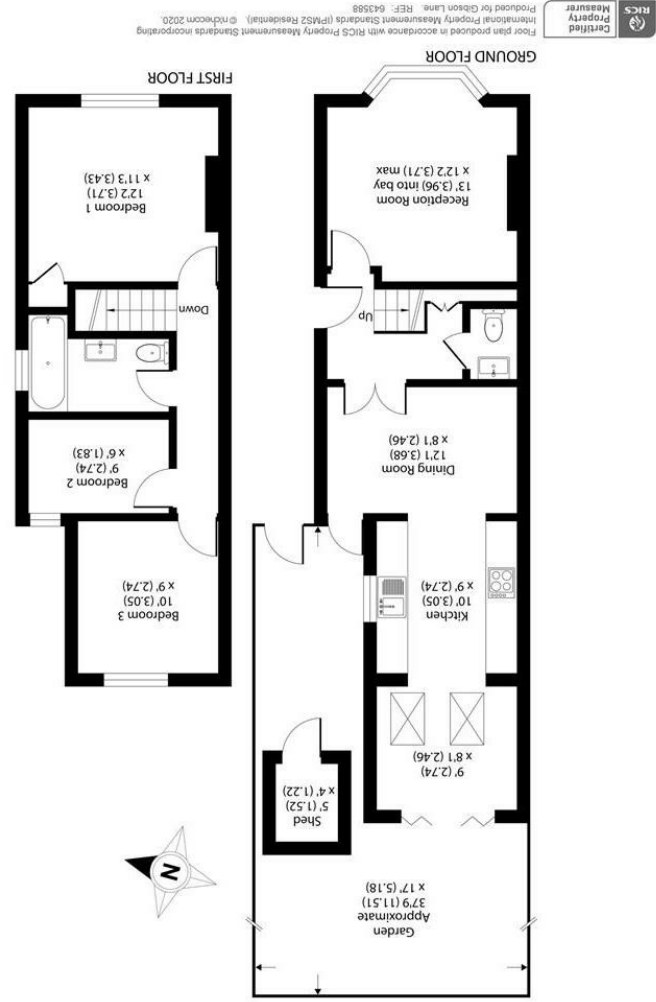


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating



Approximate Area = 907 sq ft / 84 sq m  
 Outbuilding = 20 sq ft / 2 sq m  
 Total = 927 sq ft / 86 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



Willoughby Road  
 Kingston Upon Thames KT2 6LN



## Willoughby Road

Kingston Upon Thames KT2 6LN

Guide Price £850,000

A beautiful Victorian semi-detached home with spacious accommodation in excess of 900sqft and huge potential to extend with planning already granted for a loft conversion.

### Description

A charming Victorian semi-detached home situated within a quiet residential North Kingston road. The property offers a well balanced layout for modern day living with spacious accommodation in excess of 900sqft. This lovely home provides a front reception room complete with bay window and feature fireplace and an open plan style kitchen/living/dining room with bi-folding doors leading out onto the delightfully landscaped Westerly facing rear garden. The first floor comprises three good bedrooms and modern bathroom. The property also has huge potential to expand (STNC) via a ground floor extension and/or loft conversion which already has planning permission granted. This would create a substantial family home measuring approximately 1350sqft. This property is being sold with no onward chain.

### Situation

Willoughby Road is situated in the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for both Norbiton and Kingston stations 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 & state sectors.

**Tenure:** Freehold

**Local Authority:** Kingston Upon Thames

