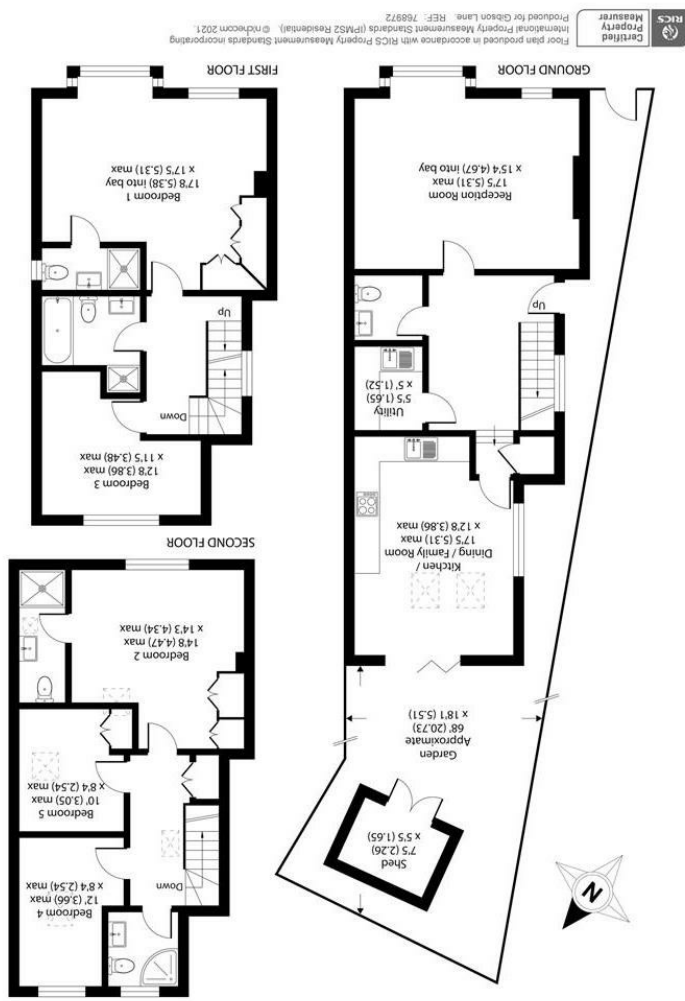


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



Approximate Area = 1780 sq ft / 165.4 sq m  
 Outbuilding = 40 sq ft / 3.7 sq m  
 Total = 1820 sq ft / 169.1 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



Latchmere Road  
 Kingston Upon Thames KT2 5TP



## Latchmere Road

Kingston Upon Thames KT2 5TP

Guide Price £1,500,000

An elegant five bedroom detached family home featuring impressive accommodation approaching 1,800sqft, situated on this highly sought after North Kingston road.

### Description

An elegant five bedroom family home situated on one of North Kingston's most sought after roads. The property features well balanced accommodation approaching 1,800sqft arranged over three floors and is presented to a high standard throughout. On the ground floor you enter the house via a large receiving hall which also gives access to the utility room and cloakroom. There is a generous reception room at the front of the property and a contemporary kitchen/dining/family room to the rear with bi-fold doors leading to the patio. On the upper floors there are five bedrooms, two independent bathrooms and two en-suite shower rooms, offering a very flexible layout. Outside there is off street parking for two cars and an impressive 68ft landscaped rear garden.

### 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 and is easily accessible to the A3 serving London and the M25. Richmond Park with its thousands of acres of delightful parkland is close by and Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the area is excellent 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.

**Tenure:** Freehold

**Local Authority:** Kingston upon Thames

