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Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	B



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.



Approximate Gross Internal Area 2047 sq ft - 190 sq m
 (Excluding Eaves Storage)
 Cellar Area 200 sq ft - 19 sq m
 Ground Floor Area 832 sq ft - 77 sq m
 First Floor Area 710 sq ft - 66 sq m
 Second Floor Area 305 sq ft - 28 sq m

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

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Richmond Road
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Guide Price £1,200,000

- Victorian halls adjoining Semi Detached Family Home
- Four Bedrooms
- Cellar
- Downstairs WC
- South Facing Garden
- Accommodation in excess of 2000 sqft
- Close to Transport Links
- EPC Rating - E
- Council Tax Band - F

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

A chain-free 2,000+ sq ft Victorian semi-detached family home, arranged over three floors in a highly desirable North Kingston location.

The property provides generous family living space, period character including original fireplaces, a private south-facing garden, and clear long-term potential. The house will particularly appeal to buyers looking for exceptional square footage close to the River Thames, Canbury Gardens, Richmond Park, Kingston station, and top-tier local schools. The ground floor offers flexible space for family life, entertaining and home working, comprised of a welcoming entrance hall leading to a front dining room with a character bay window and period fireplace. The kitchen sits at the centre of the house and to the rear there is a dedicated study, rear reception room with another beautiful fireplace, WC and a bright conservatory which leads out to a delightfully landscaped private south facing rear garden.

The upper floors provide three generous bedrooms and a recently renovated beautiful family bathroom. In the loft there is a spacious, principal bedroom suite complete with its own dedicated ensuite bathroom.

The house offers significant utility and storage space, with a large cellar with plumbing and two substantial eaves. The current owners have invested significantly in the property to maximise thermal efficiency and acoustic comfort including tertiary glazing to the front and sides of the house.



Situation

The central location offers proximity for leisure, high quality schooling, commuting and town life. Richmond Rd is a sought after road situated next to the River Thames and Canbury Gardens and also within close proximity to Richmond Park. Kingston town centre, offering extensive retail and dining, is only 10 minutes walk away, with rail direct to London Waterloo. The local shops of Ham Parade and Richmond are easily available on direct bus route. The property reliably sits within the catchment area for some of Kingston's best schools, including Fern Hill Primary, The Kingston Academy, Grey Court School, Tiffin School & Tiffin Girls School.

