Kenley Road

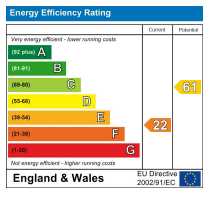
Kingston Upon Thames KT1 3RP

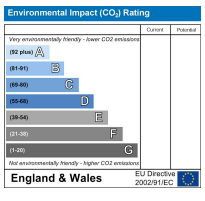
Approximate Area = 1257 sq ft / 117 sq m
Including Limited Use Area(s) = 47 sq ft / 4 sq m
Outbuilding = 40 sq ft / 4 sq m
Total = 1344 sq ft / 125 sq m
For identification only - Not to scale0

Denotes restricted head height

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: 893580





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
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Guide Price £950,000

- No Onward Chain
- Semi-Detached Home
- Three Double Bedrooms
- 77ft Rear Garden
- Accommodation Approaching 1400 sqft
- Huge Scope for Development (STNC)
- Off Street Parking
- Fantastic Location
- EPC Rating - F
- Council Tax Banding - TBC

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An elegant 1930's three bedroom semi-detached residence with generous accommodation approaching 1400sqft arranged over two floors. The property requires a degree of modernization and offers enormous potential to update and expand through vast extensions to the side, the loft and to the rear of the property, subject to necessary consents (STNC), creating a magnificent home, likely in excess of 2000sqft. The ground floor comprises of two large reception rooms, both with feature fireplaces and bay windows, an eat in Kitchen and an office/bedroom with WC. The first floor provides three double bedrooms, a family bathroom and separate toilet. The impressive South Westerly facing rear garden stretches almost 80ft deep. To the front of the property there is off street parking for 2/3 cars. This house is being sold with no onward chain and we strongly recommend an internal viewing to truly appreciate what this wonderful home has to offer!

Situation

Kenley Road is a popular residential street conveniently located for Kingston town centre. Richmond Park with its many acres of open space and the Thames with its pleasant riverside walks are close by, the property is easily accessible to Norbiton Village with its select range of local shops and moments from Norbiton station offering a direct service into Waterloo. The A3 which serves both London and the M25 is easily accessible by car; the standard of schooling in the immediate area is excellent within both the private and state sectors.