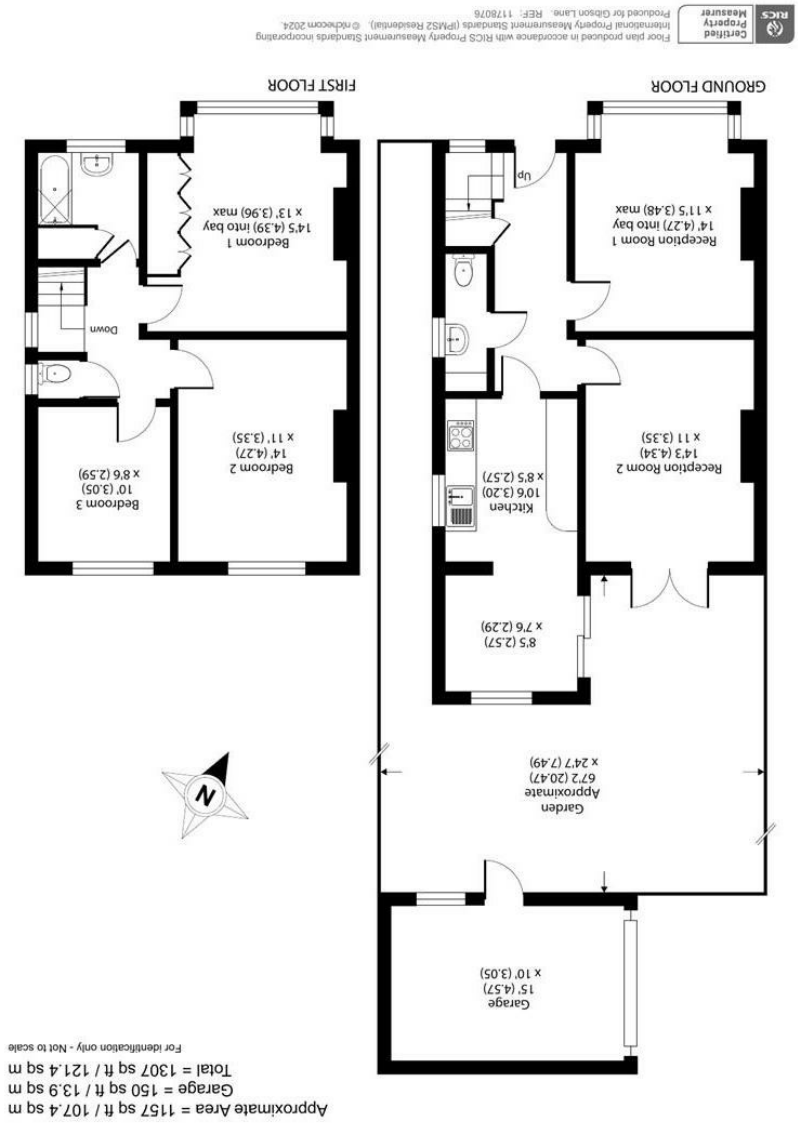


England & Wales	EU Standard
Very good (A)	105-120
Good (B)	85-105
Reasonable (C)	65-85
Below average (D)	45-65
Poor (E)	25-45
Very poor (F)	10-25
Unacceptable (G)	0-10
Unacceptable (H)	0-10
Unacceptable (I)	0-10
Unacceptable (J)	0-10
Unacceptable (K)	0-10
Unacceptable (L)	0-10
Unacceptable (M)	0-10
Unacceptable (N)	0-10
Unacceptable (O)	0-10
Unacceptable (P)	0-10
Unacceptable (Q)	0-10
Unacceptable (R)	0-10
Unacceptable (S)	0-10
Unacceptable (T)	0-10
Unacceptable (U)	0-10
Unacceptable (V)	0-10
Unacceptable (W)	0-10
Unacceptable (X)	0-10
Unacceptable (Y)	0-10
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gibson lane

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



St. Albans Road
Kingston Upon Thames KT2 5HH



Guide Price £1,250,000

- No Onward Chain
 - Detached Home
 - Excellent 70ft Southerly Aspect Rear Garden
 - Tremendous Scope to Extend (STNC)
 - Garage
- Off Street Parking
 - Extremely Desirable Road
 - North Kingston Location
 - EPC Rating - E
 - Council Tax Banding - F
- * Tenure: Freehold
- * Local Authority: Kingston Upon Thames

Description

NO ONWARD CHAIN! A charming, detached residence situated within this extremely desirable North Kingston road. The property has enormous scope to modernise and expand (subject to necessary consent) to create a magnificent family home with various options including a two-storey rear extension and a loft conversion which would add significant living space to this property.

The ground floor provides a generous entrance hall, spacious front reception room with square bay window, downstairs WC, through kitchen with dining area plus an additional reception at the rear with double glass doors which open out onto the spectacular rear garden. The first floor offers three excellent sized bedrooms and a family bathroom.

One of the key highlights of this lovely home is its private and secluded southerly aspect rear garden spanning almost 70ft, perfect for relaxing on the weekends or entertaining with friends and family. Externally there is also off street parking to the front, side access and a large garage at the rear.

Don't miss out on the chance to purchase this fantastic property in a prime North Kingston location with enormous possibilities for personalization and expansion. Contact us today to arrange a viewing!

Situation

Located in this premier North Kingston road within close proximity of Richmond Park and moments from Canbury Gardens and the River Thames, St Albans Road is an extremely sought after address. Kingston town centre with its array of shops, bars, restaurants and station is within three quarters of a mile distance. 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, these include Latchmere, Fernhill, the German School, Tiffin boys and girls. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private and public health clubs.

