



Gloucester Road
Kingston Upon Thames KT1 3QW

Approximate Gross Internal Area 1387 sq ft - 130 sq m (Including Garage)
 Ground Floor Area 598 sq ft - 56 sq m
 First Floor Area 598 sq ft - 56 sq m
 Garage Area 191 sq ft - 18 sq m



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.



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

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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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.



Guide Price £875,000

- Semi-Detached Home
- Three Bedrooms
- Beautifully Designed Internally
- Open Plan Layout
- Incredible Southerly Aspect 89ft Rear Garden
- Garage
- Scope to Extend (STNC)
- Sought After Location
- Council Tax Banding - E
- EPC Rating - D

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

This delightful semi-detached home provides spacious accommodation approaching 1400sqft arranged over two floors. This stunning residence provides spectacular interior design with a generous open plan layout on the ground floor. Upon entering you are greeted with a welcoming hallway, WC, a beautiful front reception room which leads through into the impressive open plan kitchen/dining room creating a wonderful space, perfect for family life and entertaining guests. This really is the heart of the home and seamlessly integrates the living, dining and kitchen areas, creating a warm and welcoming atmosphere. The high-spec kitchen is a also true highlight, equipped with contemporary fixtures and fittings.

Upstairs boasts three well proportioned bedrooms, two of which are spacious double bedrooms with excellent built in wardrobes. There is also a modern family bathroom with separate shower and bath. A real standout feature of this property is the excellent rear garden which has a Southerly aspect and measures a whopping 89ft deep. Additionally there is a garage of almost 200sqft with access from the rear.

There is also tremendous scope to expand this property further through extension, on the ground floor and/or loft conversion, subject to necessary consent (STNC).

This property offers a perfect blend of modern living and traditional charm in a sought-after location. Whether you are a growing family or looking for a stylish home, this residence is sure to impress.



Situation

Gloucester Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. Kingston Town Center with superb shopping facilities, restaurants, bars and the River Thames is just a short walk away. Richmond Park with its several thousand acres of delightful parkland is also close by. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.

