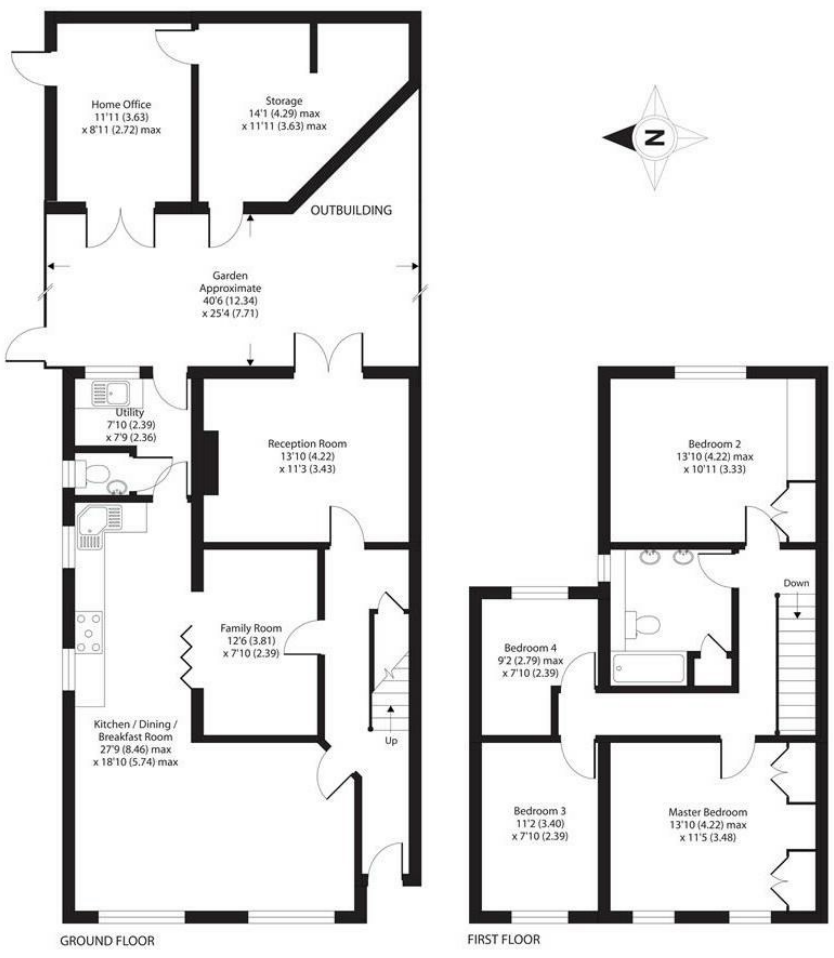
Clifton Road

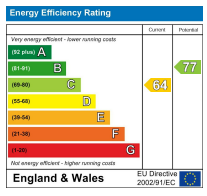
Kingston Upon Thames KT2 6PJ

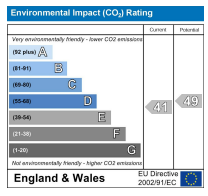
APPROX. GROSS INTERNAL FLOOR AREA 1474 SQ FT 136.9 SQ METRES
(EXCLUDES OUTBUILDING)



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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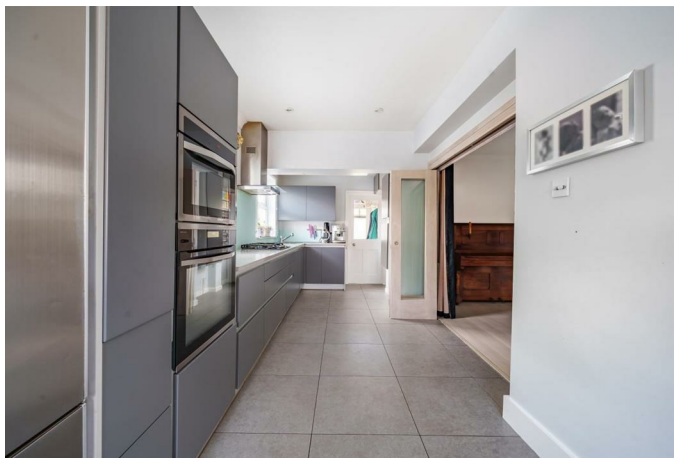
arla | propertymark PROTECTED



Guide Price £1,200,000

- Detached Family Home
- Outbuilding
- Potential to Extend (STNC)
- Four Bedrooms
- North Kingston
- Well Presented Internally
- Downstairs WC and Utility Room
- EPC Rating - D
- Council Tax Band -F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

LAUNCH SATURDAY 22ND APRIL 2023
An impressive Victorian detached family home with spacious accommodation approaching 1500sqft presented to a high standard and arranged over two floors. The ground floor is ideal for the growing family and features a stunning modern 27'9ft x 18'10 Kitchen/Breakfast room with utility room and WC. In addition there is a family room/ snug with internal bifolding doors and another reception room at the back complete with fantastic wood burning stove with patio doors leading directly onto a beautifully landscaped rear garden . The upper floor provides four good sized bedrooms complimented by a large family bath room. Externally there is the added bonus of a large outbuilding and storage area with direct access off of Glenville Road. The property also benefits from extension potential (STNC.)

Situation

Clifton Road is situated in this sought after North Kingston location conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Kingston and Norbiton stations giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors and the area has an extensive range of leisure facilities.