
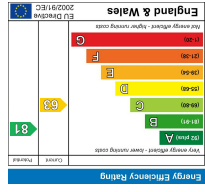
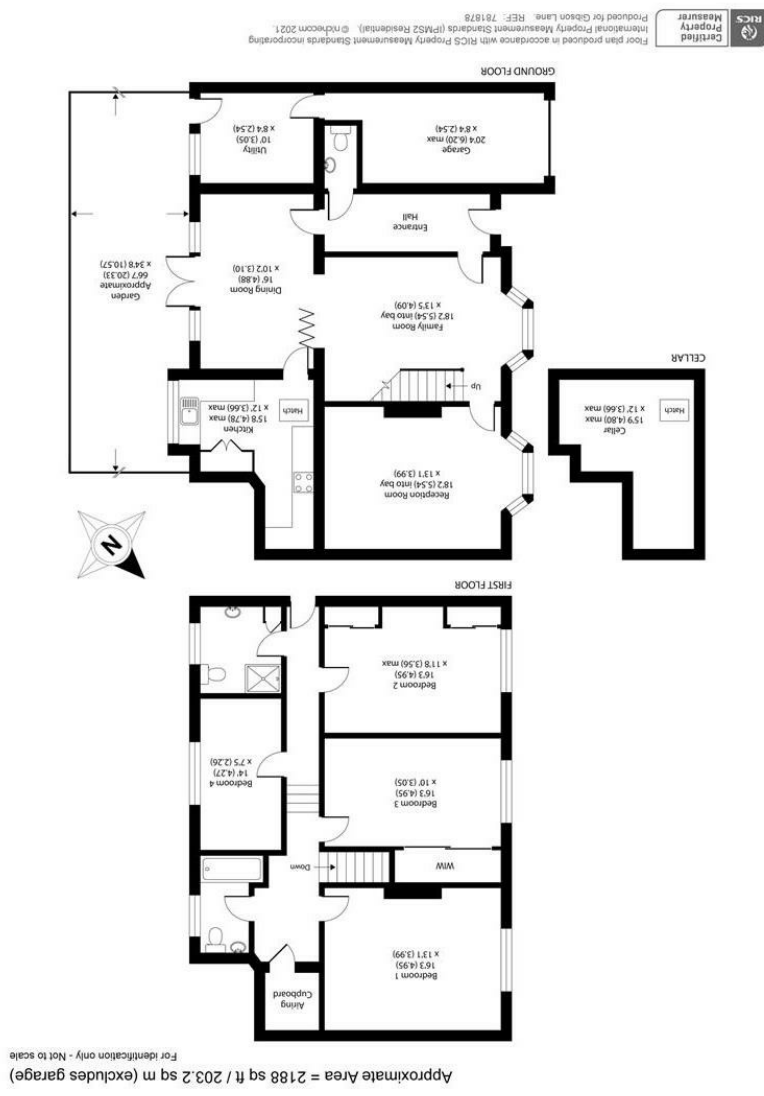


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A 81 100 kWh/m ² per year (including water heating) 100 g CO ₂ /m ² per year (including water heating)	 A 100 g CO ₂ /m ² per year (including water heating)



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Queens Road
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Queens Road

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Guide Price £1,350,000

A unique and rarely available semi detached family home situated on one of North Kingston's premier roads moments from Richmond Park, within the Liverpool Road Conservation Area.

Description

A unique and rarely available semi detached family home situated on one of North Kingston's premier roads moments from Richmond Park, within the Liverpool Road Conservation Area. The property has huge development potential (STNC) and would benefit from a full programme of modernisation. The accommodation arranged over two floors is in excess of 2100 sq ft and internally, the ground floor comprises of generous entrance hall (with downstairs WC), leading onto a large reception room with tall ceilings and large bay window with a staircase leading to the upper floor. Next to this is an additional reception room with stunning working fireplace and additional bay window and plenty of original features. To the rear of the property is a dining room and fully fitted kitchen and cellar with patio doors leading onto a delightfully landscaped private 66 ft rear garden. From the garden there is access to a utility room with new boiler and internal garage. To the upper floor there are four double bedrooms, family bathroom and shower room. Externally there is the added bonus of off street parking to the front for several cars. Viewings are highly recommended to appreciate what this fabulous home has to offer!!

Situation

Located in this enviable position within 300 yards of Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits. Queens Road is an extremely sought after address and forms part of the Liverpool Road Conservation area. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London and M25. Additionally, Kingston Town Centre, with its array of shops, restaurants and bars is a short distance away. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors, these include Tiffin Boys' and Girls', The German School, Kingston Academy, Kingston Grammar, Rokeby and Marymount Schools. The area also has an abundance of Leisure facilities to include golf courses, tennis clubs, sailing, riding schools and private and public health clubs.

Tenure: Freehold

Local Authority: Kingston upon Thames

