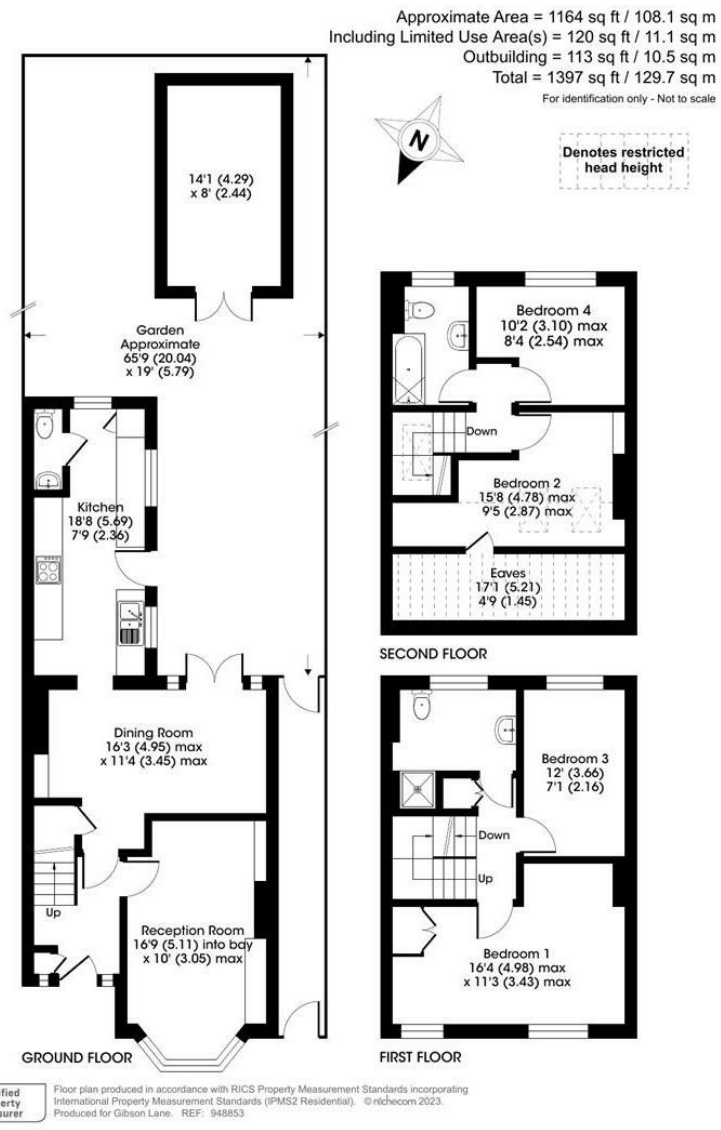

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 948853

gibson lane

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KT2 5ED
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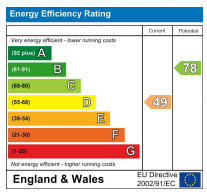
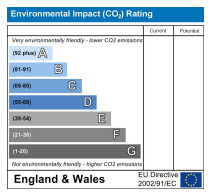
Tel: 020 8546 5444





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

- Halls Adjoining Semi Detached House
- Four Bedrooms
- Off Street Parking
- South Facing Garden
- Potential to Extend (STNC)
- No Onward Chain
- EPC Rating - E
- Council Tax Band - D

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

An attractive brick fronted halls adjoining semi detached family home with accommodation approaching 1200sqft arranged over three floors. The ground floor comprises of an entrance hall, a 17ft front reception room with bay window and feature fireplace, dining room with an additional fireplace and patio doors leading out onto a 66ft south facing rear garden, modern kitchen and WC. To the upper floors there are four bedrooms, shower room and bathroom. There is also potential to extend on the ground floor (STNC) and the added bonus of off street parking to the front. The property is also being sold with no onward chain!

Situation

Kings Road is situated in this premier North Kingston location between Richmond Park, Canbury Gardens and the River Thames. The property is convenient for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities.