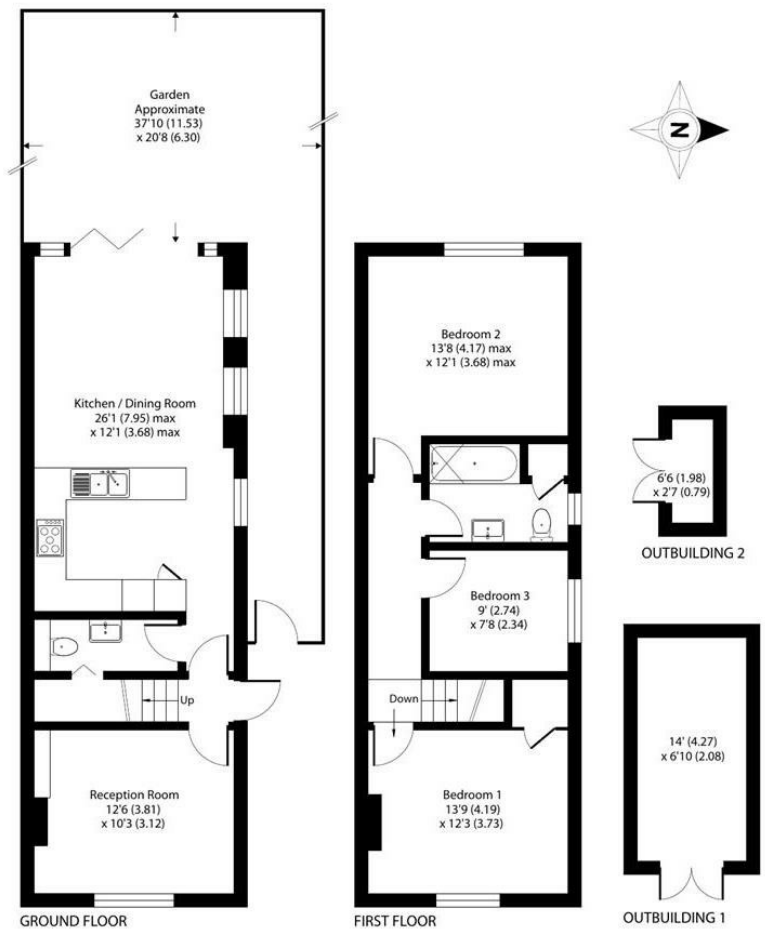
Approximate Area = 998 sq ft / 92.7 sq m
Outbuildings = 113 sq ft / 10.4 sq m
Total = 1111 sq ft / 103.1 sq m
For identification only - Not to scale

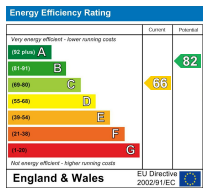


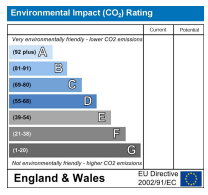
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 984113

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 | naea | propertymark PROTECTED | arla | propertymark PROTECTED

Guide Price £640,000

- Victorian Semi Detached House
- Three Bedrooms
- Stunning open plan Kitchen/Diner
- Downstairs WC
- Close to Town Centre
- West Facing Garden
- Outbuilding
- EPC Rating -D
- Council Tax Band -D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An immaculately presented Victorian semi detached house with accommodation approaching 1000 sq ft arranged over two floors. the property has had the benefit of a double height rear extension that has been carried out by the current owners in recent years creating a fantastic family home. The ground floor comprises of front reception room with feature fireplace, downstairs WC and an impressive open plan kitchen/diner with bifold doors leading out onto a delightful private west facing rear garden with large outbuilding. To the upper floor there are three bedrooms and modern family bathroom. Viewings are highly recommended to appreciate what this wonderful home has to offer.

Situation

Gladstone Road is a popular residential street ideally situated within easy reach of Kingston & New Malden town centres both offering a selection of shops, bars, restaurants and Kingston and Norbiton stations giving a direct service into Waterloo. The A3 which serves both London and the M25 is a short distance away and the standard of schooling in the immediate area is excellent within both the private and public sectors.