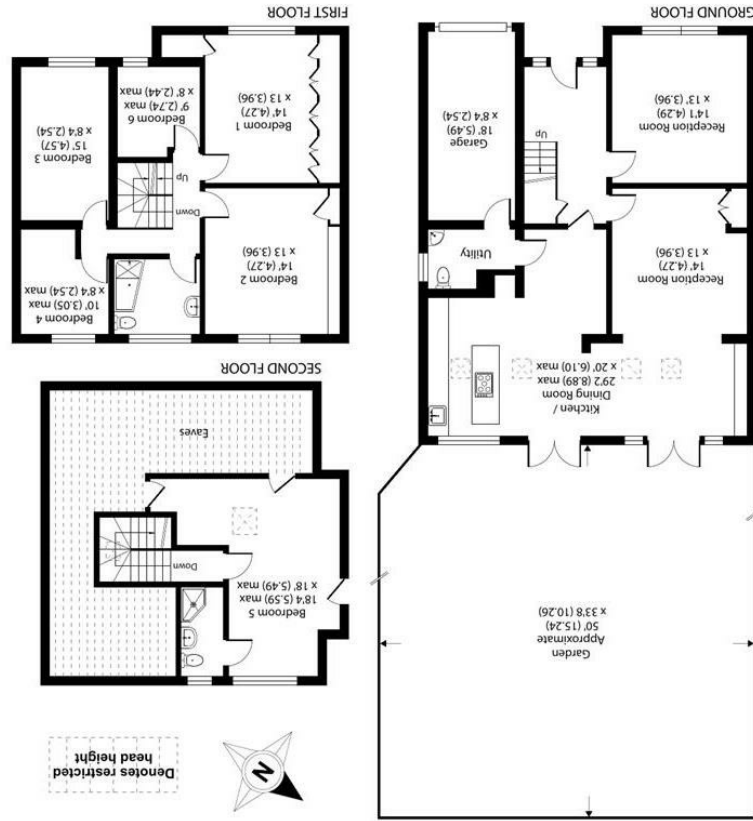


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V
W	W
X	X
Y	Y
Z	Z



Approximate Area = 2122 sq ft / 197.1 sq m (excludes garage)
 Including Limited Use Area(s) = 388 sq ft / 36 sq m
 Total = 2510 sq ft / 233.1 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444





The Mall
 Surbiton KT6 4EH



Guide Price £1,600,000

- No Onward Chain
- Beautifully Finished Semi-Detached Home
- Accommodation in excess of 2500sqft
- Stunning Rear Garden
- Planning Permission Granted for Extension
- Six Bedrooms
- Garage & Off Street Parking
- River Road Location
- Council Tax Banding - G
- EPC Rating - C

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A rarely available six bedroom semi-detached family home situated on this extremely sought after river road just 5 minutes walk away from Surbiton Station. This charming residence, bursting with character and charm, offers spacious living accommodation in excess of 2500sqft arranged over three floors. Upon entrance there is a generous hallway, front reception room, utility room with WC and an incredible open plan kitchen/dining/living room perfect for entertaining and family living. This lovely space spans an impressive 29ft wide and receives plenty of natural light through skylights, windows and two sets of large glass double doors which overlook a beautifully landscaped rear garden, which is larger than most on the street. The upper two floors provide six bedrooms offering ample space plus two modern bathrooms. There is also plenty of eaves storage, a garage and off street parking for two cars at the front of the property. Additionally, there is planning permission granted for further extension creating a substantial home. Internal viewings are highly recommended to truly appreciate what this special family home has to offer!

Situation

The Mall is one of the extremely sought-after river Roads, ideally situated a short distance from Surbiton town centre with its extensive range of shops, bars, restaurants and main line station with its fast and frequent service into Waterloo to include an 18-minute one stop service. Queens promenade with its pleasant riverside walks is just a few hundred yards away and the area is well served by a number of sporting and leisure facilities.

