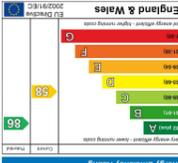


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Environment Impact (CO ₂) Rating	Energy Efficiency Rating
	

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress.

www.gibsonlane.co.uk

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Gibbon Road
 Kingston Upon Thames KT2 6AD



Guide Price £1,050,000

- No Onward Chain
- Victorian Halls Adjoining Semi Detached House
- Three Bedrooms
- Potential to Extend (STNC)
- Downstairs WC
- Loft Room with Eaves Storage
- Close to Transport Links
- North Kingston Location
- EPC Rating - D
- Council Tax Band - F

Tenure: Freehold
Local Authority: Kingston Upon Thames

* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

This delightful Victorian semi-detached home offers a perfect blend of classic elegance and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The interior has been beautifully finished, showcasing a harmonious balance of period features and contemporary design.

The ground floor comprises entrance hall, double reception room/dining room with stunning bay window providing ample space for relaxation and entertaining, making it easy to host gatherings with friends and family, modern eat in kitchen with patio doors leading out onto a delightfully landscaped private rear garden measuring almost 60ft deep.

The upper floor contains three good sized bedrooms and a modern shower room plus stairs leading up to a large loft room with additional storage in the eaves.

This lovely home provides significant scope for expansion (Subject to necessary consents) with options to extend further into the loft and on the ground floor, offering the potential to create even more living space tailored to your needs creating a substantial family home in a very desirable North Kingston Road.

This Victorian gem, located in this prime road, finished to an excellent internal specification which offers scope for expansion (STNC) is sure to impress. Call us now to arrange your viewing.



Situation

Gibbon Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Kingston station 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 sector.

