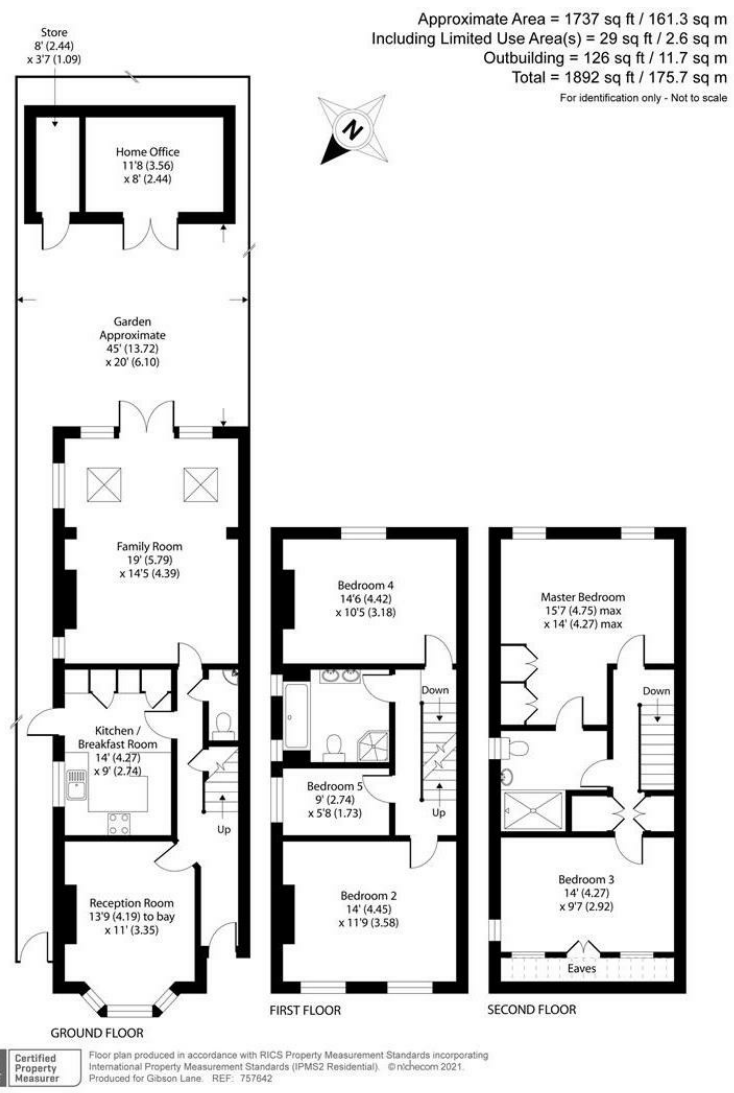

Approximate Area = 1737 sq ft / 161.3 sq m
Including Limited Use Area(s) = 29 sq ft / 2.6 sq m
Outbuilding = 126 sq ft / 11.7 sq m
Total = 1892 sq ft / 175.7 sq m
For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Gibson Lane. REF: 757642

gibson lane

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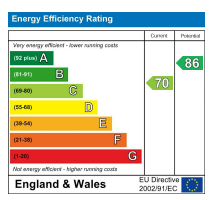

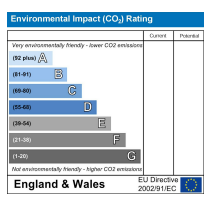

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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 £1,100,000

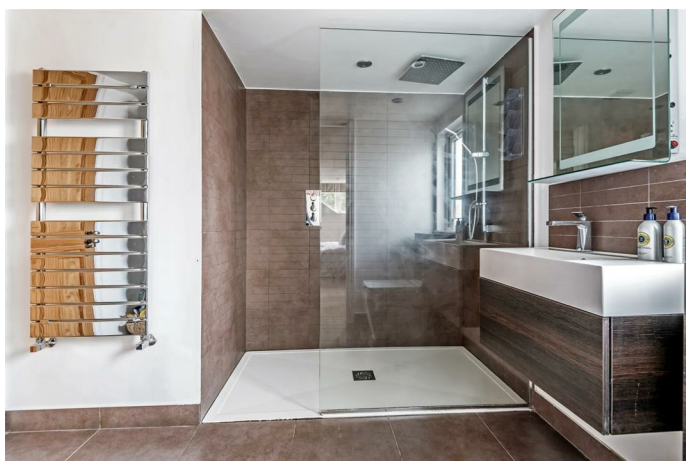
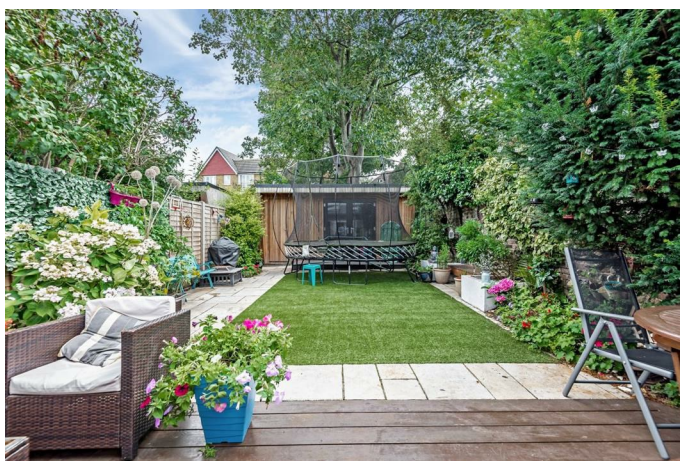
- Detached Victorian Villa
- Five Bedrooms
- Beautifully Presented Internally
- Outbuilding
- North Kingston Location
- Southerly Aspect Rear Garden
- EPC Rating - C

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Summary

An incredibly spacious and skillfully extended 5 Bedroom detached Victorian villa with impressive accommodation of almost 1900 square foot situated in this sought after North Kingston location moments from the town centre and station. The generous ground floor is ideal for family living, working from home, entertaining and enjoyment and features 3 reception areas and a recently fitted kitchen/breakfast room with a range of quality appliances. The wow factor is the 19' x 14' family room with a feature vaulted ceiling with sky lights and large full height windows and double doors giving direct access to a landscaped and secluded southerly aspect rear garden with cedar cabin providing a home office and garden store. To the first floor the large landing gives access to 2 sumptuous double bedrooms and a study/nursery, there is also a large family bathroom. On the second floor the dormer conversion provides significantly more space than the norm, to include; a terrific 15'7 x 14 master bedroom suite with a dressing area and en-suite with a large walk-in double shower (this shower room can also be accessed from the landing), the other bedroom is also a large double, measuring a generous 14' x 9'7. Internally the property is bright and spacious with large rooms, high ceilings and many windows providing an abundance of natural light, in summary properties of this size and style in this price bracket are rarely available and therefore we would thoroughly recommend a viewing appointment at your earliest convenience to avoid disappointment.

Location

Gordon Road is a sought after address, ideally positioned between Richmond Park and the River Thames and moments from Kingston station giving direct access into Waterloo . The A3 which serves both London & the M25 is easily accessible by car. Kingston town centre with its array of shops, leisure facilities, restaurants and bars is a short walk away. The standard of schooling in the immediate area is excellent within both the private and state sectors.