Approximate Gross Internal Area 1297 sq ft - 121 sq m
(Including Eaves Storage)
Ground Floor Area 642 sq ft – 60 sq m
First Floor Area 391 sq ft – 36 sq m
Second Floor Area 225 sq ft – 21 sq m
Eaves Storage Area 39 sq ft – 4 sq m

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

gibson lane

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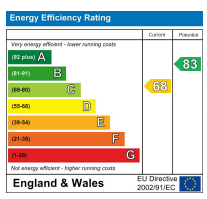

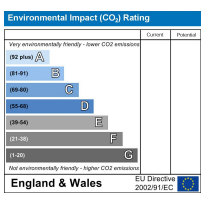

Important Information

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 £975,000

- No Onward Chain
- Victorian Semi-Detached Family Home
- Three Double Bedrooms
- Three En-Suite Bathrooms
- Large Open Plan Kitchen/Dining Area
- Beautiful Internal Specification
- Ground Floor WC | Utility Room
- Southerly Aspect Rear Garden
- Excellent North Kingston Location
- Moments from Richmond Park

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

This charming semi-detached Victorian home provides magnificent accommodation arranged over three floors. Situated on this extremely sought after North Kingston Road this lovely property has been beautifully extended and modernised throughout to an extremely high specification.

The ground floor offers a generous entrance hall with WC, a cosy front reception room with bay window and shutter blinds, plus the real wow factor and focal point of the home is the huge open plan kitchen/dinner spanning over 24' deep, making it a perfect room for all the family There are bi-fold doors leading to the Southerly aspect rear garden. The kitchen features ample storage space, a large island perfect for dining or hosting, plus high spec appliances to include a range cooker. Additionally, there is a separate utility room.

The first floor comprises of two double bedrooms both with modern en-suite shower rooms. The top floor features another double bedroom with built in wardrobes, Juliet balcony and additional en-suite shower room, ensuring convenience for all residents.

Situated moments from Richmond Park, the River Thames, plus Kingston Train station and Town Centre this stunning property is perfectly positioned. Properties of this specification, layout and design are rarely available and we would strongly recommend an internal viewing to truly appreciate this fabulous home.

Situation

Kings Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and 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.