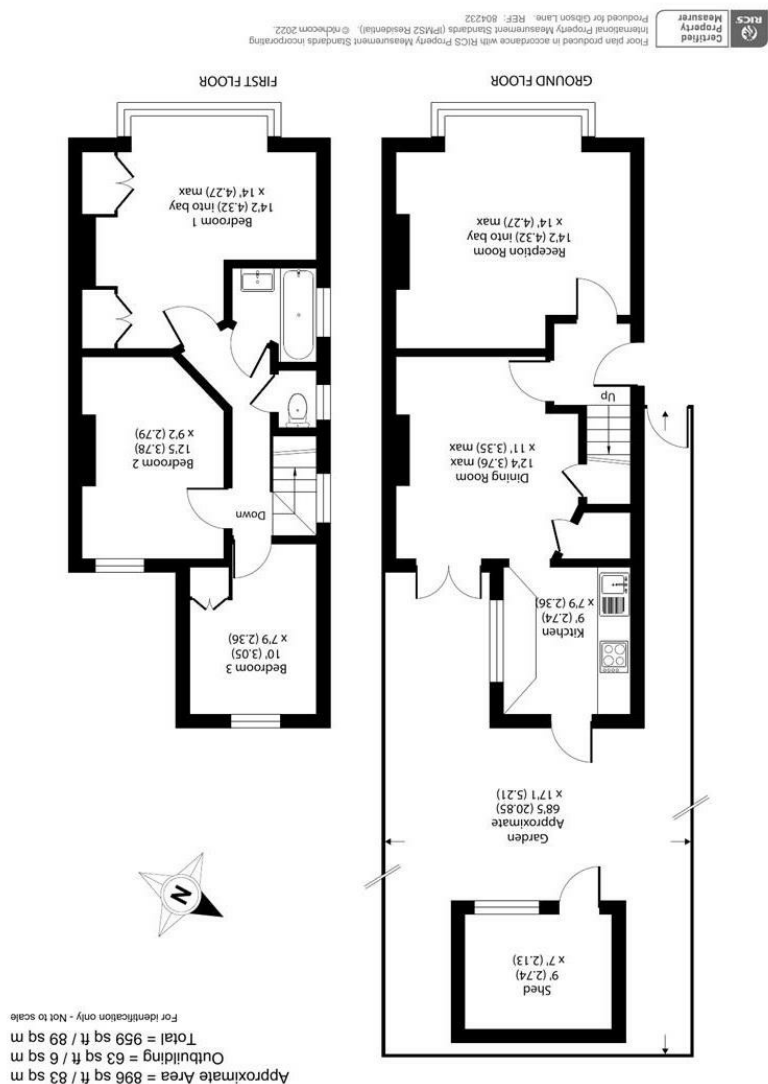




gibson | lane





## Staunton Road

Kingston Upon Thames KT2 5TL

Guide Price £850,000

A charming three bedroom semi detached home with accommodation approaching 1000 sq ft and huge scope to expand further (STNC).

## Description

A delightful three bedroom semi detached home situated within this premium North Kingston road offering accommodation approaching 1000 sq ft arranged over two floors in need of some modernization. The ground floor comprises of large front reception room with square bay window, dining room and kitchen. The first floor contains two double bedrooms,, bathroom, separate toilet and an additional bedroom. To the rear there is an Easterly facing garden spanning almost 70ft deep. Furthermore the property has side access and a garden shed. There is also potential to extend (Subject to necessary planning permission) creating a substantial property in one of Kingston's most sought after locations.

## Situation

Staunton Road is a particularly sought after residential road ideally situated in the popular North Kingston area. The property is conveniently positioned between Richmond Park and the River Thames and approximately half a mile 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, restaurants and bars is within a mile distance. The standard of schooling in the immediate area is excellent within both the private and state sector.

**Tenure:** Freehold

**Local Authority:** Kingston Upon Thames

