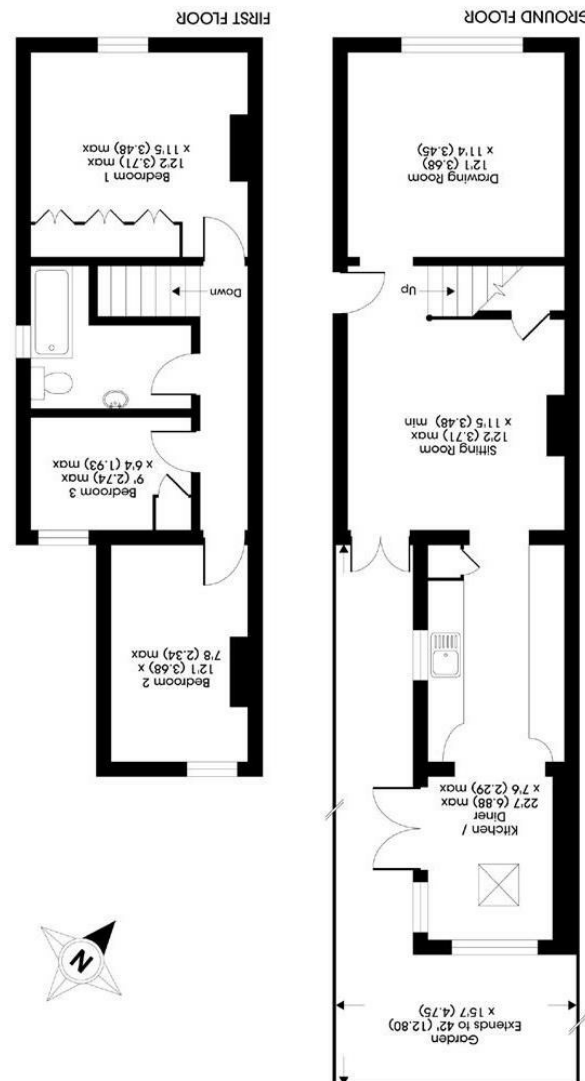


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	
Very Good	A
Good	B
Fair	C
Fairly Poor	D
Poor	E
Very Poor	F
Very Poor	G
Very Poor	H
Very Poor	I
Very Poor	J
Very Poor	K
Very Poor	L
Very Poor	M
Very Poor	N
Very Poor	O
Very Poor	P
Very Poor	Q
Very Poor	R
Very Poor	S
Very Poor	T
Very Poor	U
Very Poor	V
Very Poor	W
Very Poor	X
Very Poor	Y
Very Poor	Z

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



APPROX. GROSS INTERNAL FLOOR AREA 922 SQ FT 85.7 SQ METRES

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



Elm Road
 Kingston upon Thames KT2 6HU



Guide Price £800,000

- Victorian Semi Detached
- Stunning 22ft Kitchen/Diner
- Sitting Room with Open Fire
- North Kingston Location
- Excellent Standard Internally

- First Floor Bathroom
- Potential to Extend (STNC)
- Council Tax Band - D
- EPC Rating - D

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A delightful Victorian semi-detached home with light and airy rooms which are presented to an excellent standard. The ground floor has been sympathetically extended and now provides two comfortable reception rooms. The stunning 22ft kitchen/diner with newly fitted kitchen incl. quartz work tops and Neff/Bosch appliances with double doors leading onto a beautiful southerly aspect rear garden. On the first floor there are three bedrooms and a modern family bathroom. There is also the added bonus of lighting in the garden and power to the shed. The property also has extension potential (STNC).

Situation

Elm Road is a popular residential road ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, the River Thames, Kingston and Norbiton stations giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.

