

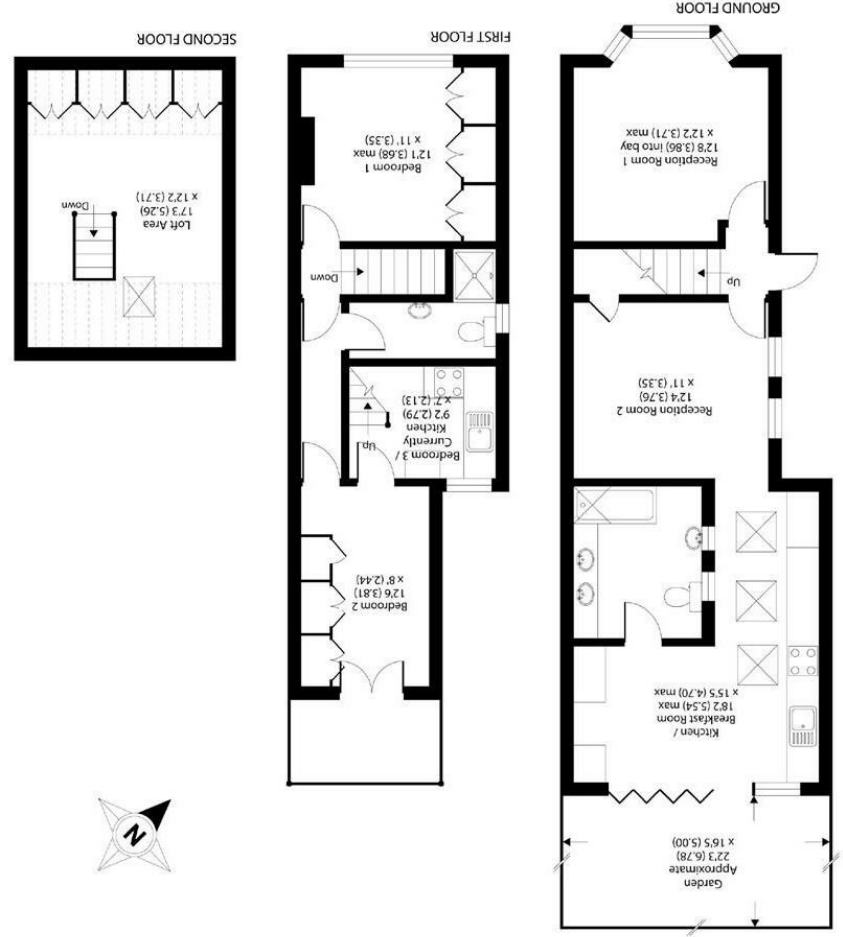


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	Environmental Impact (CO <sub>2</sub> ) Rating
 E 81	 D 76

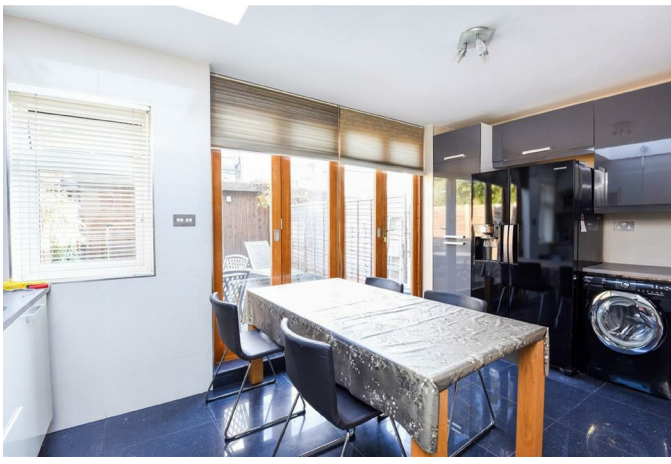


APPROX. GROSS INTERNAL FLOOR AREA 1141 SQ FT 106 SQ METRES  
 (EXCLUDES RESTRICTED HEAD HEIGHT)

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 6ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444



13 Dagmar Road  
 Kingston upon Thames KT2 6DP



## Dagmar Road

Kingston Upon Thames KT2 6DP

£700,000

An attractive three bedroom semi detached Victorian family house with impressive accommodation approaching 1200 sq ft ideally situated in this sought after North Kingston location.

### Description

A spacious semi-detached Victorian family home with impressive accommodation approaching 1150 sq ft arranged over three floors. The ground floor offers two reception rooms, bathroom and a stunning 18' x 15' kitchen/diner with bi-folding doors leading directly to the south facing rear garden. The upper floors offer three bedrooms (one currently used as a kitchen), loft room and family bathroom. The property is presented to a high standard and is ideally situated for the excellent local schools.

### Situation

Dagmar Road is a sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations 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 a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors including a number of Ofsted outstanding schools.

**Tenure:** Freehold  
**Local Authority:** Kingston Upon Thames

