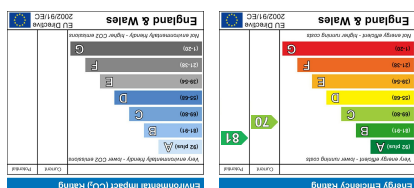


gilson lane

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 representational 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.

 PINK PLAN

Ground Floor



Approximate Gross Internal Area 1700 sq ft - 158 sq m (Including Outbuilding)
Approximate Gross Internal Area 1466 sq ft - 136 sq m (Excluding Outbuilding)
Ground Floor Area 668 sq ft - 62 sq m
First Floor Area 463 sq ft - 43 sq m
Second Floor Area 335 sq ft - 31 sq m
Outbuilding Area 234 sq ft - 22 sq m

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Guide Price £1,175,000

- Semi-Detached Home
- Five Bedrooms
- Off Street Parking
- 65ft Southerly Aspect Rear Garden
- Open Plan Kitchen / Dining / Living Room
- High Specification Outbuilding
- Stunning Views Overlooking Dinton Field
- Close to Outstanding Schooling
- Moments From Richmond Park
- EPC Rating - C

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

This splendid semi-detached family home, situated on one of North Kingston's most desirable streets, offers an exceptional living experience with accommodation of 1700sqft (Inc. Outbuilding).

The ground floor provides a wonderful layout with an incredible open plan Kitchen / dining / living room at the rear measuring an impressive 27ft deep creating a warm and inviting atmosphere for family gatherings and entertaining guests. The kitchen has been completed to a high specification with top of the range appliances and large kitchen island. There are also fantastic bi-folding doors, large glass panels and sky lights allowing in an abundance of natural light. Additionally, there is a separate utility room and a ground floor WC. To the front is a lovely reception room with large bay window complete with shutter blinds.

Upstairs provides five bedrooms and two bathrooms, perfect for families seeking both space and comfort. The principle bedroom, located on the top floor, boasts a Juliette balcony and glass double doors providing stunning views overlooking Dinton Field.

One of the standout features of this home is the magnificent 65ft southerly aspect rear garden, ensuring ample sunlight throughout the day. The garden is not only expansive but also includes a newly built high specification outbuilding, complete with air conditioning, providing versatile options for use as a home office, gym, extra living space or additional storage. Additionally, there is ample off street parking to the front of the house with an electrical charging point.

This semi-detached house is a rare find in such a sought-after area, making it a must-see for anyone looking for a new home. Residents will appreciate the stunning views of the park located behind the property, adding to the charm and appeal of this location. The combination of a peaceful neighbourhood, proximity to outstanding schooling and local amenities makes this home an ideal choice for families.



Situation

Located in this premier North Kingston road moments from Richmond Park and the River Thames, Latchmere Road is an extremely sought after address. The property is ideally situated for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops, restaurants & bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls. The area also has an extensive range of leisure facilities.

