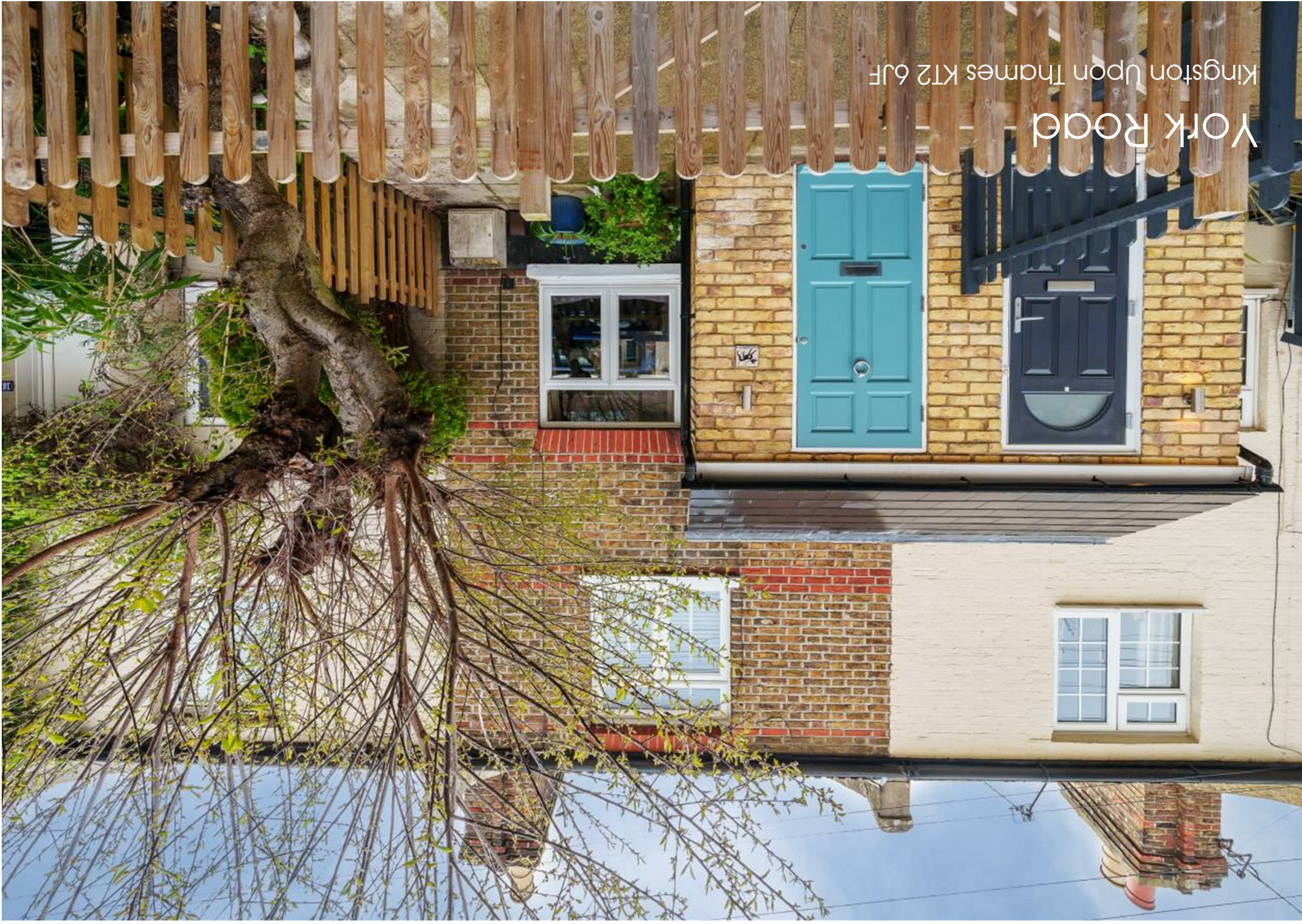
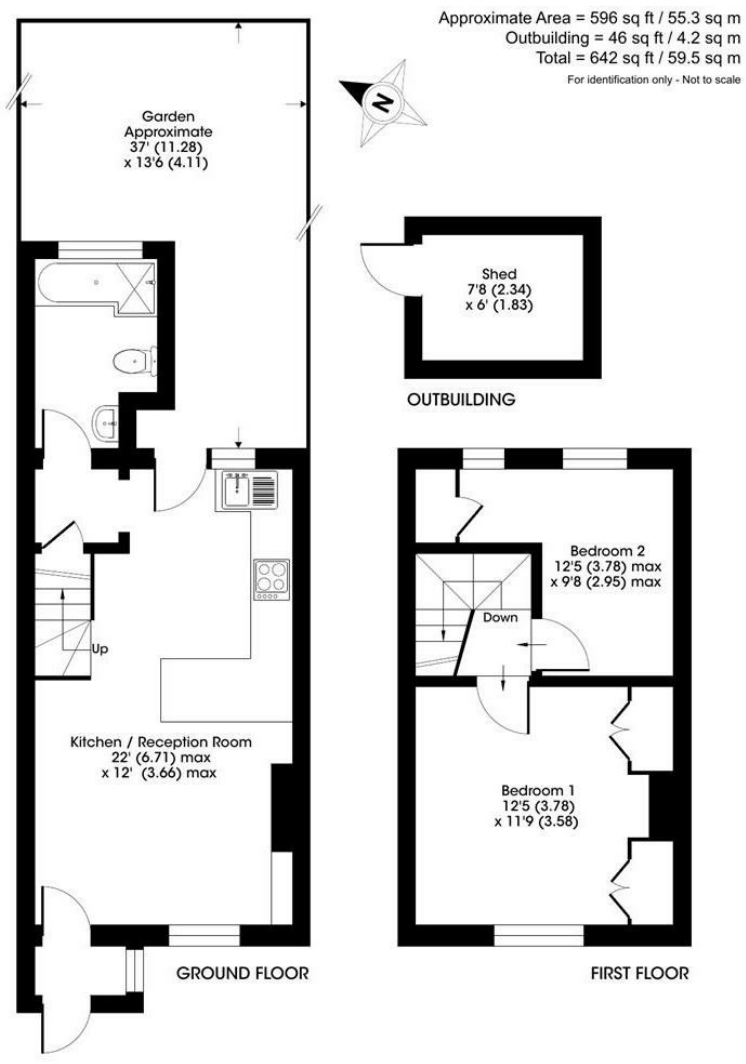


York Road

Kingston Upon Thames KT2 6JF



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 966309

gibson lane

34 Richmond Road
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KT2 5ED
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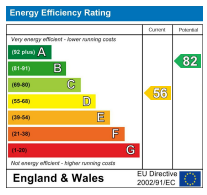
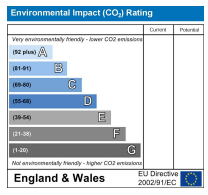
Tel: 020 8546 5444





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

naea | propertymark PROTECTED

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Guide Price £530,000

- Two Bedroom Cottage
- Open Plan Layout
- Private Rear Garden
- Well presented Internally
- Scope to Expand (STNC)

* Tenure: Freehold

- Close to the Train Station
- Moments to Richmond Park
- North Kingston Location
- EPC Rating - D
- Council Tax - D

* Local Authority: Kingston Upon Thames

Description

A lovely two double bedroom cottage situated in this popular road in North Kingston offers well balanced accommodation arranged over two floors. There is huge scope to expand the property on the ground floor and/or first floor subject to necessary consents (STNC). Internally the house is presented to a good standard and offers a practical style of living with the ground floor providing a generous open plan kitchen/reception room spanning an impressive 22 ft and a modern bathroom. The first floor provides a fantastic master bedroom with built in cupboards and an additional bedroom. Externally there is a beautifully landscaped private rear garden measuring almost 40 ft deep and a storage shed. Internal viewings are highly recommended to truly appreciate what this charming home has to offer!

Situation

York Road is conveniently positioned between Richmond Park and the River Thames and is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. 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.