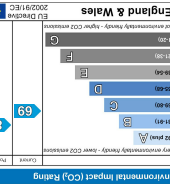
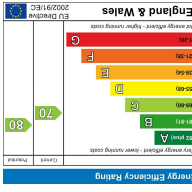
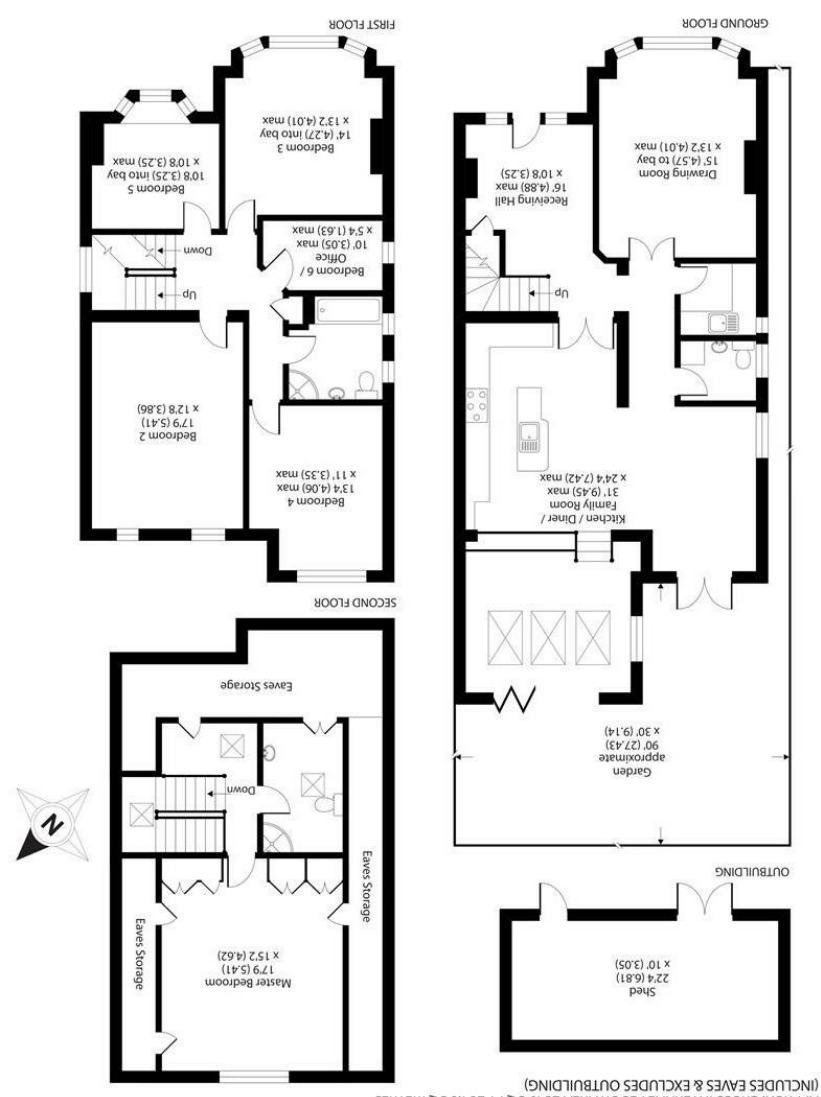


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
	



APPROX. GROSS INTERNAL FLOOR AREA 2849 SQ FT 264.6 SQ METRES (INCLUDES EAVES & EXCLUDES OUTBUILDING)

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
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 Tel: 020 8546 5444



33 Latchmere Road  
 Kingston Upon Thames KT2 5TP



## Latchmere Road

Kingston Upon Thames KT2 5TP

Guide Price £1,950,000

A rather unique opportunity to acquire this stunning detached Edwardian home with impressive accommodation approaching 3,000 sqft, presented to the highest of standards and ideally situated in this premier North Kingston Road

### Description

A rather unique opportunity to acquire this significantly larger than average detached Edwardian home with impressive accommodation approaching 3,000 sq ft. Internally the property is presented to a high standard and offers balanced accommodation throughout, combining a contemporary style of living whilst retaining a wealth of characterful period features. The wonderful ground floor footprint features upon entrance a beautiful receiving hall, drawing room with log burner and a stunning 31' x 24' kitchen/dining/family room, fully equipped with a bespoke Roundhouse kitchen, wired for home audio surround sound and hardwood folding-sliding doors leading directly to the large 90' x 30' rear garden, with a patio sitting/dining area, ideal for alfresco living. The rear of the garden has an attractive 24' timber outbuilding currently used as a gym, with a separate workshop/bike store and a shed for garden equipment. The upper floors are accessed via a galleried staircase and landings which lead to: a bright, second floor en suite master bedroom with vaulted ceilings; four further double bedrooms and a home office/bedroom 6. There are large eaves areas providing ample storage. The first floor rooms are complemented by a modern family bath/shower room. For its size and age, the home is energy efficient, with solar thermal and solar PV panels and new, double-glazed hardwood sash and casement windows throughout. There is generous off street parking to the front of the house.

THERE IS A COMPREHENSIVE VIRTUAL VIDEO AVAILABLE, PLEASE CONTACT GIBSON LANE FOR MORE DETAILS

### Situation

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Latchmere Road is an extremely sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo. It is easily accessible to the A3 serving London and the M25. Richmond Park with its hundreds of acres of delightful parkland is close by, and Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the area is excellent in state and private sectors, including Latchmere and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.

**Tenure:** Freehold  
**Local Authority:**

