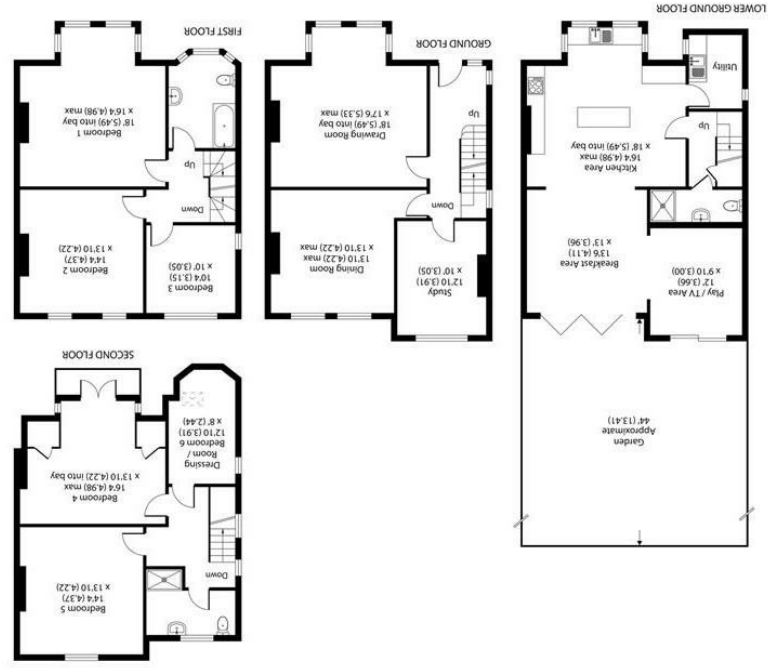


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

England & Wales	
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	B



Approximate Area = 2902 sq ft / 269.5 sq m
 For identification only - Not to scale

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





Queens Road
 Kingston Upon Thames KT2 7SL



Guide Price £2,500,000

- Semi Detached Family Home
- Four Storey Accommodation
- 2900 Sq Ft
- Character Features
- Five Double Bedrooms
- South Westerly Garden and Balcony
- Off Street Parking for Three Cars
- Fully Refurbished Throughout
- Premium Location
- EPC C

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

39 Queens Road is a substantial four storey Victorian Semi Detached residence conveniently located for public transport and situated just outside Kingston Gate of Richmond Park. It has been extensively redesigned and refurbished and is now presented as a naturally arranged, stylish and sophisticated family home, maintaining many character features. More contemporary touches include solid oak floors on the lower two levels, a bespoke Beckermann Kitchen with granite worktops, stainless steel Miele, Neff and SMEG appliances and a feature glass display unit and panels with discreet under lighting. There are five spacious double bedrooms, one with a balcony and a home office/dressing room. A luxury family bathroom with contemporary suite and Italian porcelain tiling is complemented by a modern wet room and Kohler and Starck fixtures. The emphasis over the ground and lower floors is on family life and entertaining, reception space being in abundance. Large windows and tall ceilings help to make the property incredibly light and there are full height bi-folding doors opening onto the landscaped south west facing rear garden with its stone seating/dining area, ideal for al fresco living. To the front of the property there is a driveway with parking for three cars, discreet lighting and stone steps to the entrance. Properties of this size and style in this location are rarely available, we would thoroughly recommend an internal viewing to fully appreciate what this delightful family home has to offer.

Situation

Located in this enviable position within 300 yards of Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits. Queens Road is an extremely sought after address and forms part of the Liverpool Road Conservation area. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London and M25. Additionally, Kingston Town Centre, with its array of shops, Restaurants and bars is a short distance away. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors, these include Tiffin Boys' and Girls', The German School, Kingston Academy, Kingston Grammar, Rokeby and Marymount Schools. The area also has an abundance of Leisure facilities to include golf courses, tennis clubs, sailing, riding schools and private and public health clubs.

