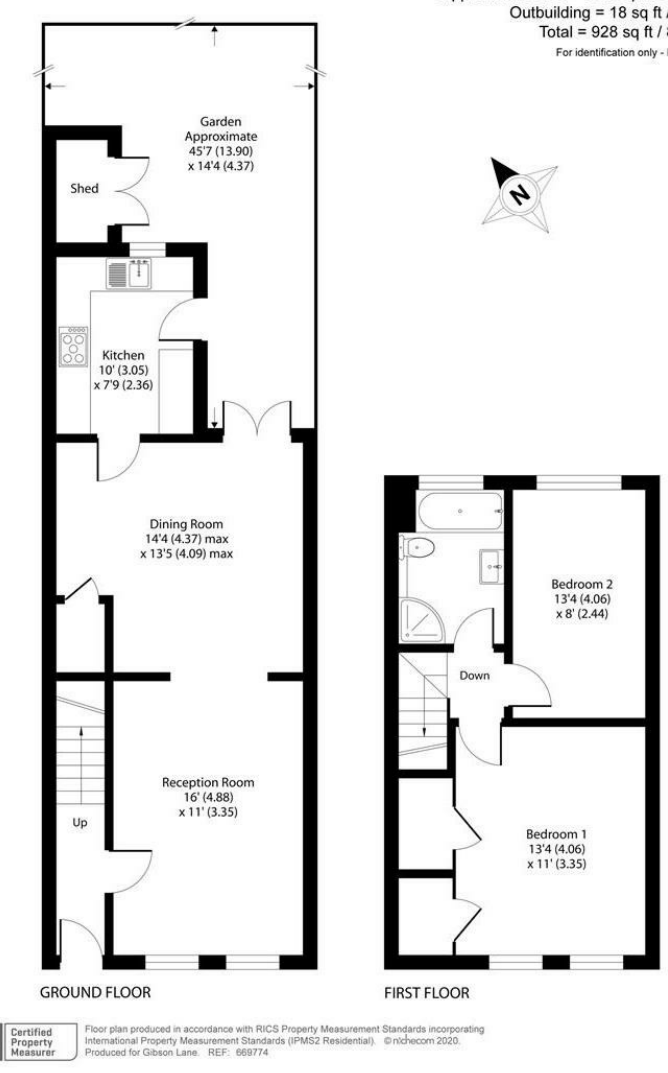
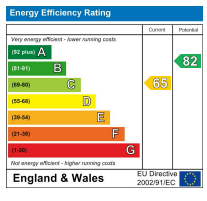
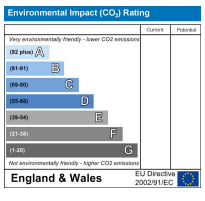
Approximate Area = 910 sq ft / 85 sq m
Outbuilding = 18 sq ft / 2 sq m
Total = 928 sq ft / 87 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Gibson Lane. REF: 669774





gibson lane
34 Richmond Road
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Surrey
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
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Grange Road

Kingston Upon Thames KT1 2RA

£550,000

An attractive Victorian detached family home with impressive accommodation approaching 1000 sqft.

Description

An attractive detached family home with impressive accommodation approaching 1000 sqft arranged over two floors. The ground floor works perfectly for family life and entertaining incorporating a beautifully open reception room / dining room with lovely patio doors leading directly to a large rear garden and a separate fitted kitchen. To the upper floors there are two double bedrooms and a modern family bathroom. The property also offers substantial loft space and off street parking to the front. There is also plenty of scope to extend (subject to necessary consent). (NB. Photos were taken November 2020)

Situation

Grange Road is a popular location forming part of the sought after Knights Park Conservation Area moments from Kingston town centre, with its extensive range of shops, bars, restaurant and transport facilities. Kingston station gives direct access into Waterloo and the A3, which serves both London & the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors; these include St Johns, Kingston Grammar, Tiffin Boys and Girls. The area also has an abundance of leisure facilities to include golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

Tenure: Freehold
Local Authority: Kingston Upon Thames