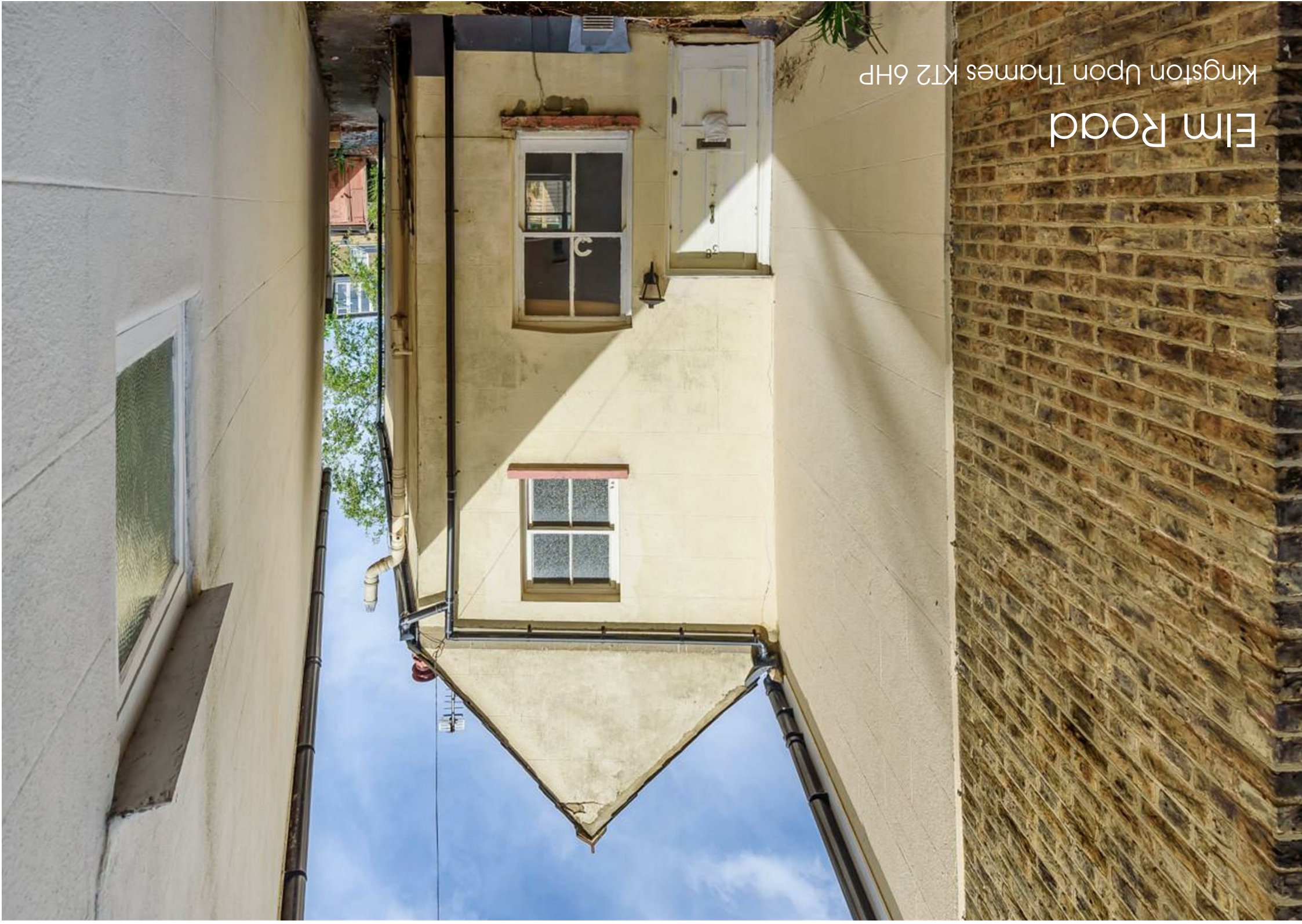
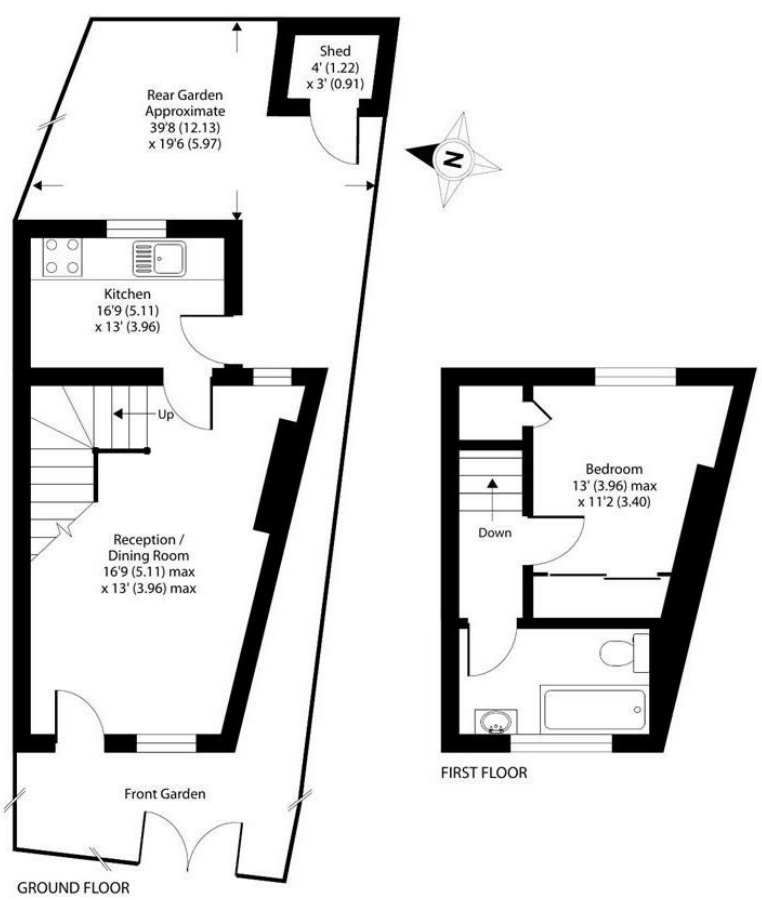


Elm Road

Kingston Upon Thames KT2 6HP

Approximate Area = 427 sq ft / 39.6 sq m
Outbuilding = 12 sq ft / 1.11 sq m
Total = 439 sq ft / 40.7 sq m
For identification only - Not to scale

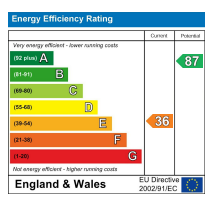


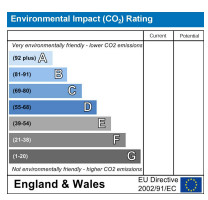
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 853101

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
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 £375,000

- Semi Detached House
- Fantastic 40ft Rear Garden
- Huge Scope to Extend (STNC)
- Requires Complete Refurbishment
- CASH BUYERS ONLY

- CHAIN FREE
- North Kingston Location
- Close to Kingston Station & Town Centre
- EPC Rating - F
- Council Tax Banding - C

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A fantastic opportunity to acquire this charming one bedroom home situated on this sought after North Kingston road which is in need of total refurbishment, ideal for someone looking to put their own stamp on a property. The house provides accommodation approaching 450sqft with potential to expand (Subject to Necessary Consent - STNC). The ground floor offers a spacious 17ft reception/dining room and a separate kitchen to the rear which leads out onto an impressive rear garden spanning 40ft. Upstairs provides one double bedroom and a bathroom. Viewings are recommended to truly appreciate the potential this property has to offer! CASH BUYERS ONLY

Situation

Elm Road is a popular residential road conveniently situated for Norbiton Station, Richmond Park and Kingston Station giving direct access into Waterloo and the A3 which serves both London & the M25. 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, these include Latchmere, Fern Hill, the German School, Kingston Grammer, Greycourt and Tiffin boys & girls.