



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.

Energy Efficiency Rating	Environment Impact (CO ₂) Rating
 E 75 100 kWh/m ² per year (standard)	 D 100 g/kWh CO ₂ (standard)



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 Kingston upon Thames
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New Road
 Kingston Upon Thames KT2 6AP



Guide Price £1,350,000

- Impressive Detached Family Home
- Spacious Accommodation in Excess of 2000sqft
- Superb Internal Specification
- Beautiful Open Plan Kitchen
- Five Generous Bedrooms
- Ample Off Street Parking
- Fantastic Outbuilding
- Southerly Aspect Rear Garden
- Moments from Richmond Park
- Council Tax - E | EPC Rating - C

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

This impressive detached house offers generous accommodation approaching 2000sqft over three floors. This property is ideal for families seeking a comfortable and modern living environment and provides a perfect blend of space, style, and convenience.

Upon entering, you will be greeted by a welcoming hallway with plenty of built in storage, a large front reception room, downstairs WC, and a fantastic open plan kitchen / dining / living room complete with top of the range appliances and underfloor heating, providing ample space for the family and perfect for entertaining guests.

Upstairs provides five spacious double bedrooms, two of which span the full width of the house, and two modern bathrooms.

The property boasts a superb high specification finish throughout, showcasing contemporary design and a top quality finish with every detail thoughtfully considered, making this home not only visually appealing but also practical for everyday living.

There is ample off-street parking to the front of the house accommodating up to two vehicles, which is a rare find in such a desirable location. Additionally, the rear garden faces South and includes an excellent garden room which is well insulated, presenting a versatile space that could serve as a home office, gym, or additional storage, catering to your specific needs. Inside the outbuilding is a hidden wine cellar.

Situated just moments from the beautiful Richmond Park this property truly represents a unique opportunity to secure a stunning family home in a sought-after area. Don't miss the chance to make this exceptional house your new home, contact us to book your viewing!

Situation

New Road is a particularly sought after location and is ideally located for Kingston town centre with its wealth of shops, bars and restaurants. Both Kingston and Norbiton Stations are within easy reach and Richmond Park with its many acres of open space is just moments away. The Thames with its pleasant riverside walks is also easily accessible and most importantly the property is in the catchment area for some of the towns most highly regarded schools.

