

Approximate Gross Internal Area 2060 sq ft - 191 sq m
(Excluding Outbuilding)
Approximate Gross Internal Area 2175 sq ft - 202 sq m
(Including Outbuilding)
Ground Floor Area 1134 sq ft – 105 sq m
First Floor Area 926 sq ft – 86 sq m
Outbuilding Area 115 sq ft – 11 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

gibson lane

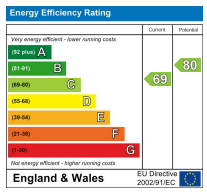
Kingston Office
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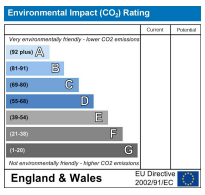
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





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.

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Guide Price £1,500,000

- Impressive Semi-Detached Family Home
- Incredible South Facing Rear Garden
- Ample Off Street Parking
- Amazing Open Plan Kitchen/ Dining/ Living Room
- Accommodation in Excess of 2000sqft
- Five Bedrooms | Two Bathrooms
- Utility Room | Downstairs WC
- Scope to Extend into the Loft Space (STNC)
- Excellent Location
- EPC Rating - C

Tenure: Freehold

Local Authority: Kingston upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

This impressive semi-detached house offers a perfect blend of spacious living and modern comfort with excellent accommodation in excess of 2000sqft arranged over two floors. There is huge scope to expand the house further should you wish into the loft space and subject top necessary consents (STNC).

This immaculately presented home provides beautiful curb appeal and you are greeting with a welcoming hallway, front reception room with large bay window, generous study/Tv Room, downstairs WC, utility room with side access, and the real heart of the home, an incredible open plan kitchen / dining / living room measuring an enormous 30.5ft x 22ft, ideal for entertaining guests and enjoying family time. This area has been finished to a superb standard offering a spacious layout, with high end kitchen appliances, parquet flooring, and large bi-folding glass doors and windows letting in an abundance of light. Upstairs contains five generously sized bedrooms, four of which are comfortable doubles. Additionally, there are two bathrooms.

One of the standout features of this property is the incredible Southerly aspect rear garden measuring an incredible 90.7ft deep. Additionally, the property includes plenty of off-street parking to the front, a large shed in the rear garden, side access plus plenty of eaves storage in the loft space.

In summary, this remarkable semi-detached home on Beechcroft Avenue presents a wonderful opportunity for those seeking a well designed, spacious residence in a very desirable location. With its generous bedrooms, off street parking, excellent internal specification, and stunning rear garden, this property is sure to impress.



Situation

Beechcroft Avenue is a popular residential street conveniently located between Kingston town centre and Coombe. Richmond Park with its many acres of open space and the River Thames are close by, the property is easily accessible to Norbiton Village with its select range of local shops and moments from Norbiton station offering a direct service into Waterloo. The A3 which serves both London and the M25 is easily accessible by car; the standard of schooling in the immediate area is excellent within both the private and state sectors.

