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Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	B



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.



Approximate Gross Internal Area 2098 sq ft - 195 sq m
 Ground Floor Area 904 sq ft - 84 sq m
 First Floor Area 738 sq ft - 69 sq m
 Second Floor Area 456 sq ft - 42 sq m

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.

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Redress: We hold independent redress with Property Redress



Gloucester Road
 Kingston Upon Thames KT1 3RD



Guide Price £1,150,000

- Period Semi Detached Family Home
- Six Bedrooms
- Large West Facing Rear Garden
- Off Street Parking
- Utility Room and Downstairs WC
- Two Bathrooms
- Conservatory
- EPC Rating - D
- Council Tax Band - F

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

Nestled on the desirable Gloucester Road in Kingston Upon Thames, this substantial semi-detached house with accommodation approaching 2100sqft arranged over two floors offers an exceptional living experience for families and individuals alike. With six well-proportioned bedrooms, and two bathrooms this property provides ample room for relaxation and privacy.

The ground floor comprises, front reception room with large square bay window and feature fireplace perfect for entertaining guests or enjoying quiet evenings with family. In addition there is a Kitchen, utility downstairs WC, dining room and conservatory. The layout is thoughtfully designed to maximise both space and comfort, ensuring that every corner of the home is utilised effectively.

One of the standout features of this property is the excellent West facing rear garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply unwinding in a tranquil setting.

Additionally, off-street parking is available, offering convenience and peace of mind in this bustling area. The location itself is superb, with easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

In summary, this semi-detached house on Gloucester Road is a remarkable find, combining spacious living, a beautiful garden, and a prime location.



Situation

Gloucester Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. Kingston Town Center with superb shopping facilities, restaurants, bars and the River Thames is just a short walk away. Richmond Park with its several thousand acres of delightful parkland is also close by. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.

