Approximate Gross Internal Area 949 sq ft - 88 sq m
Ground Floor Area 488 sq ft – 45 sq m
First Floor Area 461 sq ft – 43 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

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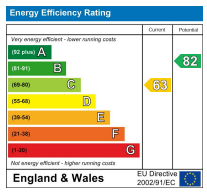
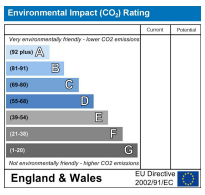
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

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.

The Property Ombudsman
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Guide Price £875,000

- Victorian Semi-Detached Home
- Three Bedrooms
- Huge Scope to Expand (STNC)
- Off Street Parking
- Private Rear Garden

Tenure: Freehold

Local Authority: Kingston upon Thames

- Moments from The River Thames & Canbury Gardens
- Close to Kingston Town Centre
- Near to Train Station
- EPC Rating - D
- Council Tax Banding - TBC

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

Description

A charming semi-detached Victorian home, situated on this extremely sought after River Road in North Kingston provides accommodation approaching 1000sqft arranged over two floors. The property offers tremendous scope for expansion through a ground floor extension and loft conversion, subject to necessary consents (STNC).

This delightful house, bursting with period charm, provides a lovely front reception with large bay window and fireplace, middle kitchen and a spacious rear reception leading out onto a private rear garden spanning a generous 48ft deep. Upstairs contains a spacious double bedroom with built in wardrobes to the front, family bathroom, another impressive double bedroom to the rear complete with en-suite toilet plus an additional bedroom. With the loft converted this house could offer a further two double bedrooms and bathroom, or a magnificent master suite housing the whole top floor. The options are endless to create an impressive family home designed to your desired layout, style and specification in a special location. Furthermore, the property also benefits from off-street parking, a valuable feature in this sought-after area.

The location is truly exceptional, situated just moments from the picturesque River Thames & Canbury Gardens, where you can enjoy leisurely walks along the waterfront. Additionally, the property is conveniently close excellent schooling and to Kingston town centre, which boasts a vibrant array of shops, restaurants, and amenities. For commuters, it's only a 5 minute walk to the train station offering excellent transport links to London and beyond, making this home a practical choice for those who work in the city.

This Victorian gem presents a wonderful opportunity to create your dream residence in a highly desirable location. Don't miss the chance to make this charming house your new home.

Situation

Lower Kings Road is a popular residential road and is one of the sought after North Kingston River Roads. Conveniently positioned a short walk from Kingston Town Centre and Station, Richmond Park and just a few hundred yards from the delightful Canbury Gardens and the River Thames. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.