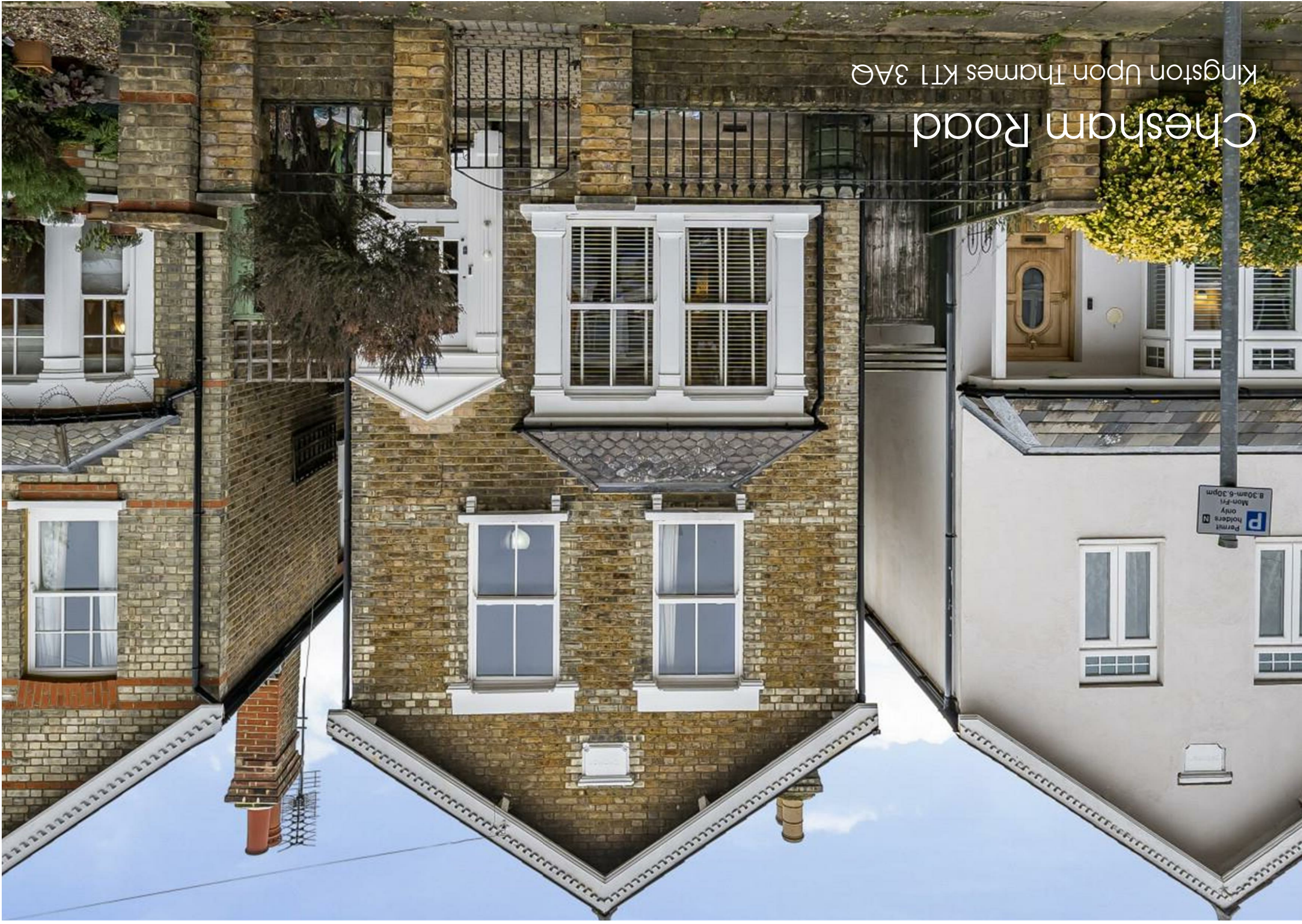
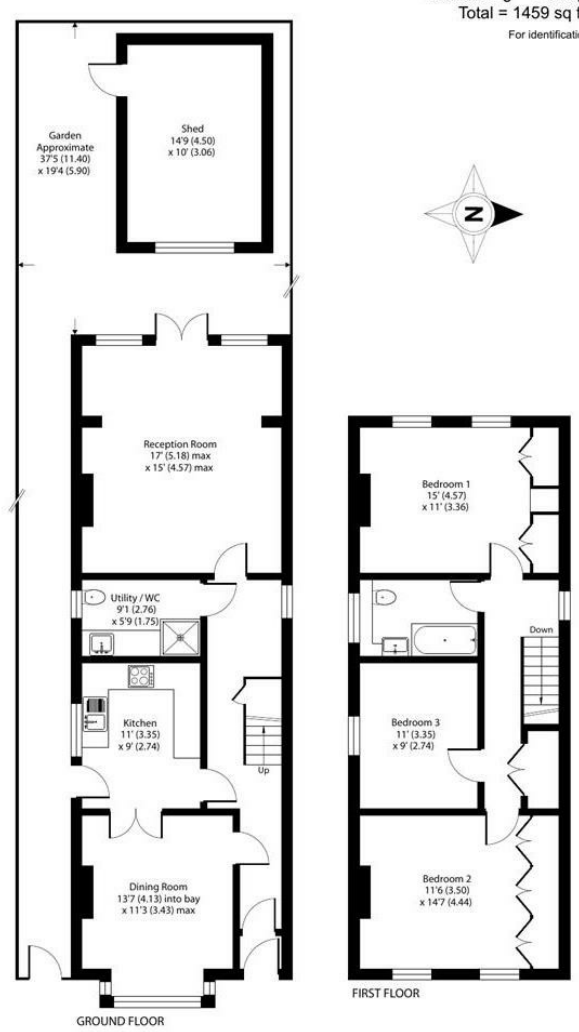


Chesham Road

Kingston Upon Thames KT1 3AQ

Approximate Area = 1311 sq ft / 121.7 sq m
Outbuilding = 148 sq ft / 13.7 sq m
Total = 1459 sq ft / 135.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Gibson Lane. REF: 1227410

gibson lane

34 Richmond Road
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KT2 5ED
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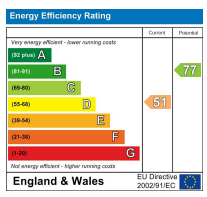

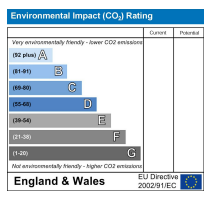

Important Information

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 £900,000

- Detached Victorian Villa
- Three Bedrooms
- Two Bath/ Shower Room
- Utlity Room/Downstairs WC
- No Onward Chain
- Potential to Extend (STNC)
- In Need of Modernization
- Close to Transport Links
- EPC Rating - E
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A delightful brick fronted detached Victorian Villa situated on this sought after road close to transport links moments from Norbiton Village.
The property has been sympathetically extended on the ground floor many years ago with accommodation in excess of 1300 sqft arranged over two floors. This home would benefit from a degree of modernization and also has the potential to extend into the loft (STNC) to create a wonderful family home.
The ground floor comprises of entrance hall, dining room with large square bay window and feature fireplace, opening onto a kitchen with a patio door leading out onto the side access great for bikes and or garden access without coming through the main house.
To the rear of the property there is a downstairs WC/Shower/Utility room and a 17ftx15ft living room with double doors opening onto a delightful West facing rear garden with shed. To the upper floor there are two generous double bedrooms with fitted wardrobes, large single bedroom and family bathroom.
Viewings are highly recommended to appreciate what this wonderful home has to offer!

Situation

Chesham 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. The standard of schooling in the immediate area is excellent within both the private and state sector.