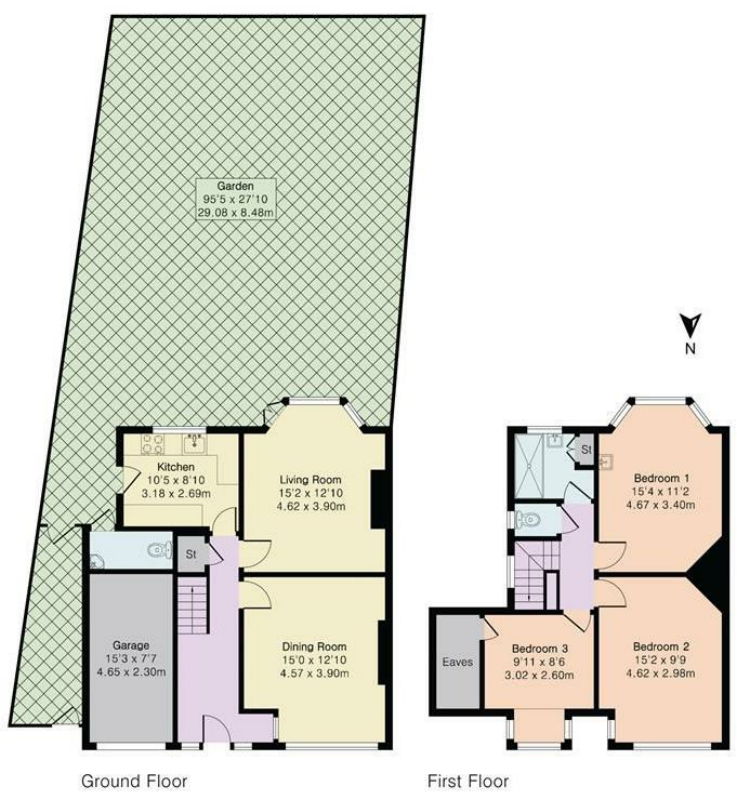


Approximate Gross Internal Area 1280 sq ft - 118 sq m
(Including Garage)
Approximate Gross Internal Area 1136 sq ft - 105 sq m
(Excluding Garage)
Ground Floor Area 584 sq ft – 54 sq m
First Floor Area 552 sq ft – 51 sq m
Garage Area 144 sq ft – 13 sq m



PINKPLAN

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

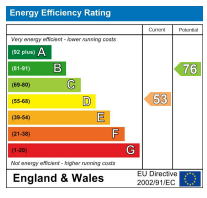
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

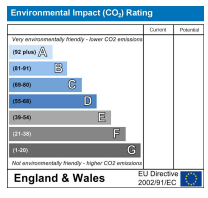
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

www.albsonlane.co.uk

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

- No Onward Chain
- Semi Detached Family Home
- Three Bedrooms
- Garage
- Off Street parking for Two Cars
- Potential to Extend (STNC)
- South Facing Rear Garden
- Close To Transport Links
- EPC Rating - E
- Council Tax Band - E

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

An elegant 1930's three bedroom semi-detached residence with generous accommodation approaching 1300sqft arranged over two floors. The property offers enormous potential to expand through vast extensions to the side, the loft and to the rear of the property, subject to necessary consents (STNC), creating a magnificent home, likely in excess of 2000sqft.
The ground floor comprises of a generous entrance hall, two large reception rooms, a modern Kitchen with a patio door leading to the outside WC. The first floor provides three bedrooms, a shower room and separate toilet. The impressive South facing rear garden stretches in excess of 95ft deep. To the front of the property there is off street parking for two cars and a garage which is great for storage. This house is being sold with no onward chain and we strongly recommend an internal viewing to truly appreciate what this wonderful home has to offer!



Situation

Kenley Road is a popular residential street conveniently located for Kingston town centre. Richmond Park with its many acres of open space and the Thames with its pleasant riverside walks 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.



