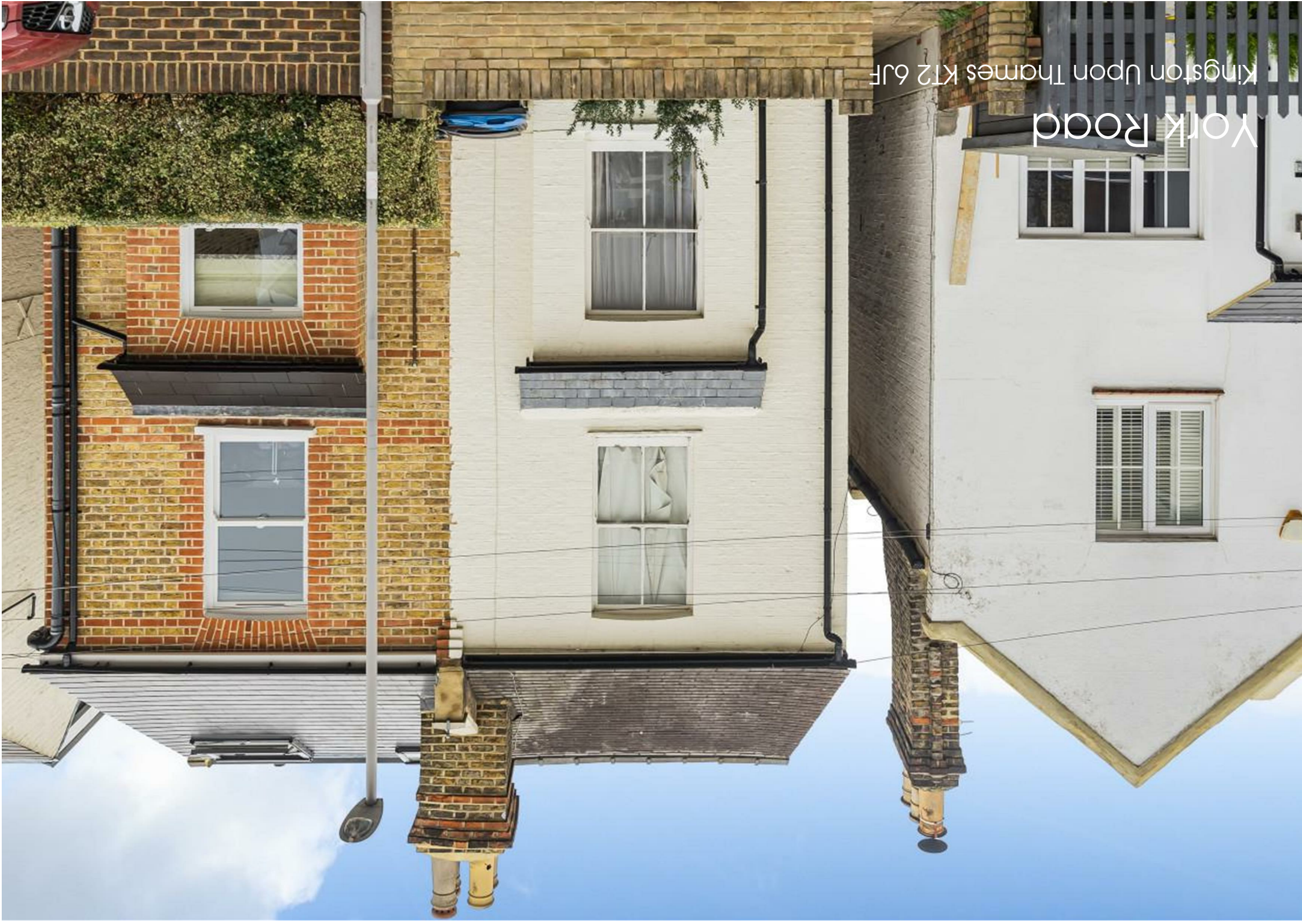


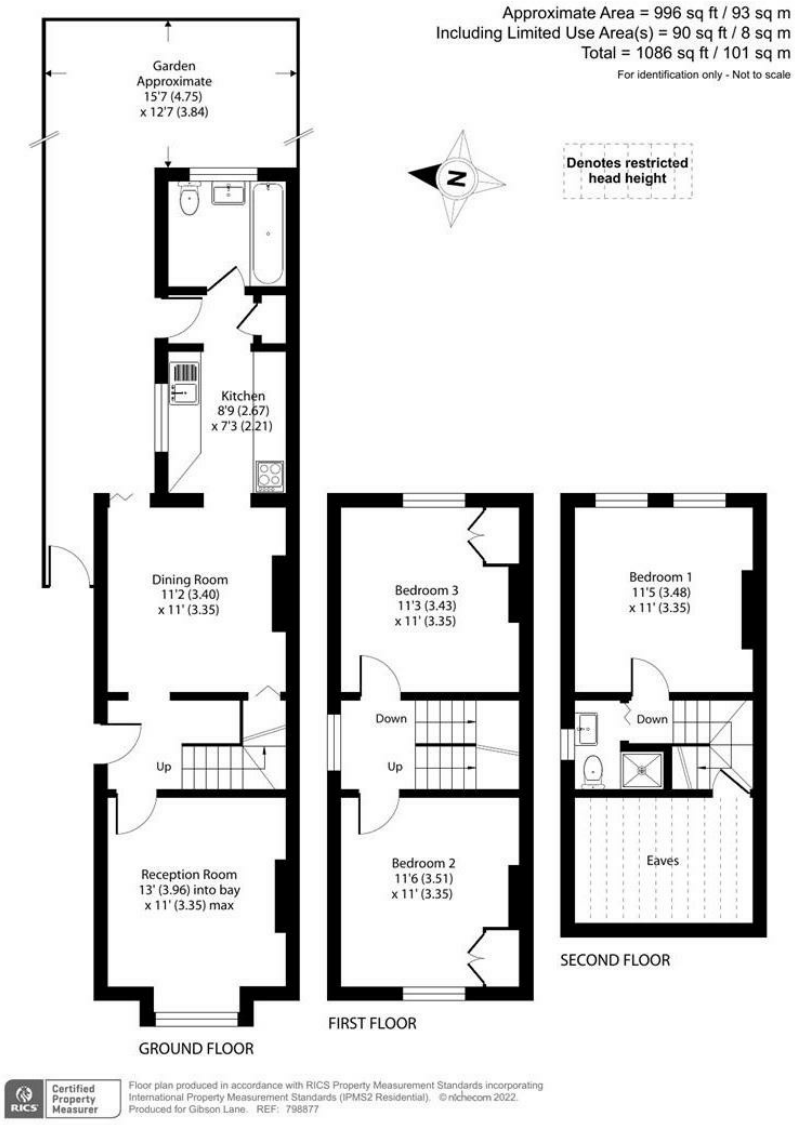


Approximate Area = 996 sq ft / 93 sq m
Including Limited Use Area(s) = 90 sq ft / 8 sq m
Total = 1086 sq ft / 101 sq m
For identification only - Not to scale

N

Denotes restricted head height

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 798877

gibson lane

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Surrey
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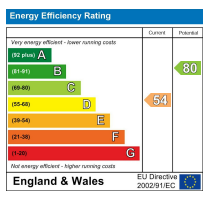


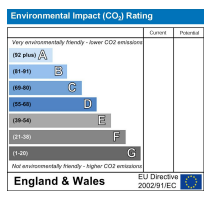


**Important Information**
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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 £610,000

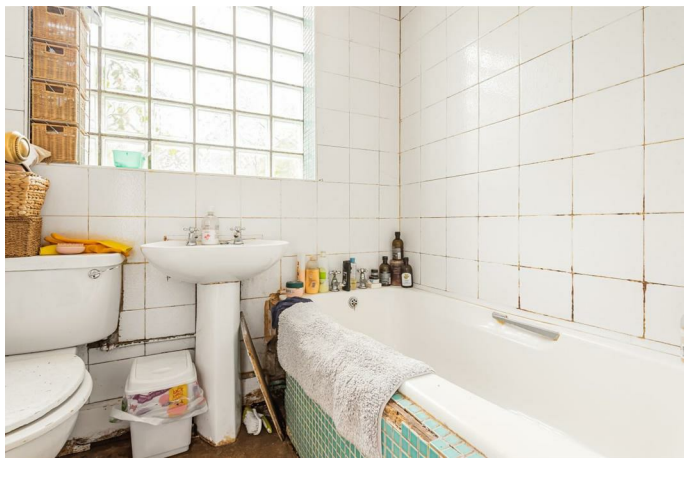
- Semi Detached House
- Three Double Bedrooms
- In Need of Modernization
- North Kingston Location
- Moments From Transport Links
- No Onward Chain
- EPC Rating - E

* Tenure: Freehold

* Local Authority:

## Description

A delightful three double bedroom Victorian semi detached house with accommodation approaching 1100 sq ft arranged over three floors. The ground floor comprises of front reception room with feature fireplace, dining room, kitchen and family bathroom. To the upper floors there are two double bedrooms on the first floor and a master bedroom with en suite shower in the loft. Externally there is a private patio garden.

## Situation

York Road is a popular residential road ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, the River Thames, Kingston and Norbiton stations giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.