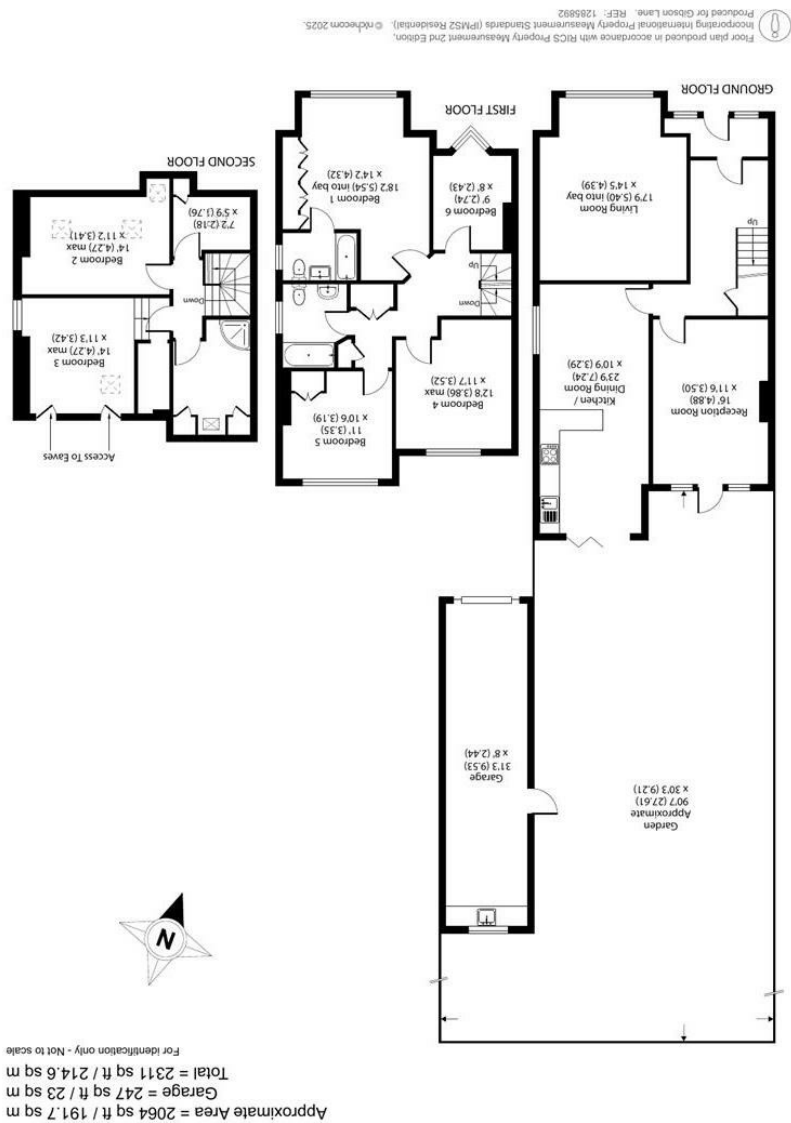




Approximate Area = 2064 sq ft / 191.7 sq m
Garage = 247 sq ft / 23 sq m
Total = 2311 sq ft / 214.6 sq m

For identification only - Not to scale

34 Richmond Road
Kingston upon Thames
Surrey
KT12 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

gibson | lane





Guide Price £1,500,000

- Sold with No Onward Chain
 - Impressive Halls-Adjoining Semi-Detached Home
 - Six Bedrooms | Three Bathrooms
 - Incredible Southerly Aspect Rear Garden
 - Generous Accommodation Approaching 2500sqft (Inc Garage)
- Fantastic Potential to Expand Further (STNC)
 - Ample Off Street Parking
 - Large Garage
 - Extremely Sought After Location
 - EPC Rating - C

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

This incredibly spacious halls-adjoining semi-detached house presents an exceptional opportunity for families seeking a comfortable and versatile living space. Boasting generous accommodation approaching 2500sqft (including garage), this lovely home offers six well-proportioned bedrooms and three bathrooms, perfect for those who require ample room for family life or wish to accommodate guests.

This wonderful home features two inviting reception rooms, providing a lovely setting for both relaxation and entertaining. The layout is designed to offer flexibility, allowing you to create the ideal environment for your lifestyle. There is also tremendous potential to extend the property further tailoring the home to your specific needs. (Subject to necessary consents).

One of the standout features of this property is the fantastic southerly aspect rear garden, which offers a serene outdoor space spanning an impressive 91ft deep.

There is off-street parking available to the front for multiple vehicles, a valuable asset in this sought-after location. The combination of space, potential, and outdoor enjoyment makes this semi-detached house a remarkable opportunity.

Situation

The property is ideally located in this sought after Coombeside position between Kingston town centre and Wimbledon Village with their extensive range of shops, boutiques, restaurants and bars. Norbiton Station giving direct access into Waterloo is just half a mile away and the A3, which serves both London & M25, is easily accessible by car. The standard of schooling within Kingston & Coombe is excellent within both the private and state sectors; these include Tiffin Boys and Girls, Kingston Grammar, Rokeby and Marymount schools. The area also has an abundance of leisure facilities to include golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

