



Deacon Road
Kingston Upon Thames KT2 6LT

Approximate Gross Internal Area 1522 sq ft - 141 sq m
Ground Floor Area 778 sq ft – 72 sq m
First Floor Area 744 sq ft – 69 sq m



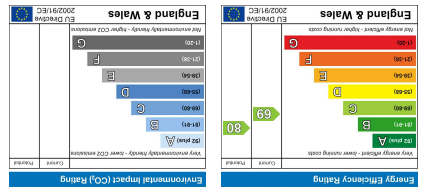
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

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.





Guide Price £875,000

- Sold with No Onward Chain
- Double Fronted Detached House
- Spacious Accommodation in excess of 1500sqft
- Huge Scope to Expand and Modernise (STNC)

Tenure: Freehold
Local Authority: Kingston upon Thames

- Off Street Parking
- Large Corner Plot
- Excellent Location
- Close to Excellent Schools
- Short Walk to Train Station
- EPC Rating - C

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

Description

An impressive double-fronted period detached home, occupying a generous corner plot, offering over 1500sqft of well-proportioned accommodation arranged across two floors, this handsome home combines an abundance of space with enormous potential.

Upon entering you are greeted by a spacious hallway, with a living room on the left, and a spacious double reception room on the right spanning 23ft deep. There is an open kitchen/dining room at the rear measuring an impressive 18.1ft x12.6ft. Additionally, there is a ground floor WC. Upstairs provides four generous bedrooms and two bathrooms.

One of the property's standout features is its substantial corner plot. The expansive garden provides a rare sense of space and privacy, with plenty of room for outdoor dining, entertaining and family life. Together with the generous proportions of the house, it also offers exciting scope for a future owner to enhance and reimagine the property to suit their needs.

Subject to the necessary consents, there is excellent potential to expand this already spacious home making this a particularly appealing opportunity for buyers looking to put their own stamp on a house.

Off-street parking further enhances the practicality of the property, while the location is difficult to beat. Highly regarded schools, local parks and the River Thames are all close at hand, with Kingston town centre and Kingston train station also within easy reach, providing convenient connections into London alongside an outstanding choice of shops, restaurants and amenities.

Detached period homes offering this combination of space, garden, location and potential are rarely available in North Kingston. With its handsome proportions, substantial plot and enviable setting, this is a compelling opportunity to create a truly exceptional family home in one of Kingston's most desirable neighbourhoods.

Situation

Deacon Road is a particularly sought after residential tree lined street within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors.

