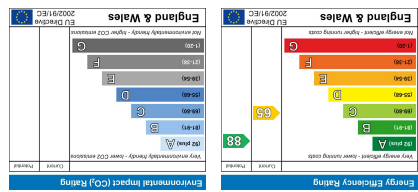


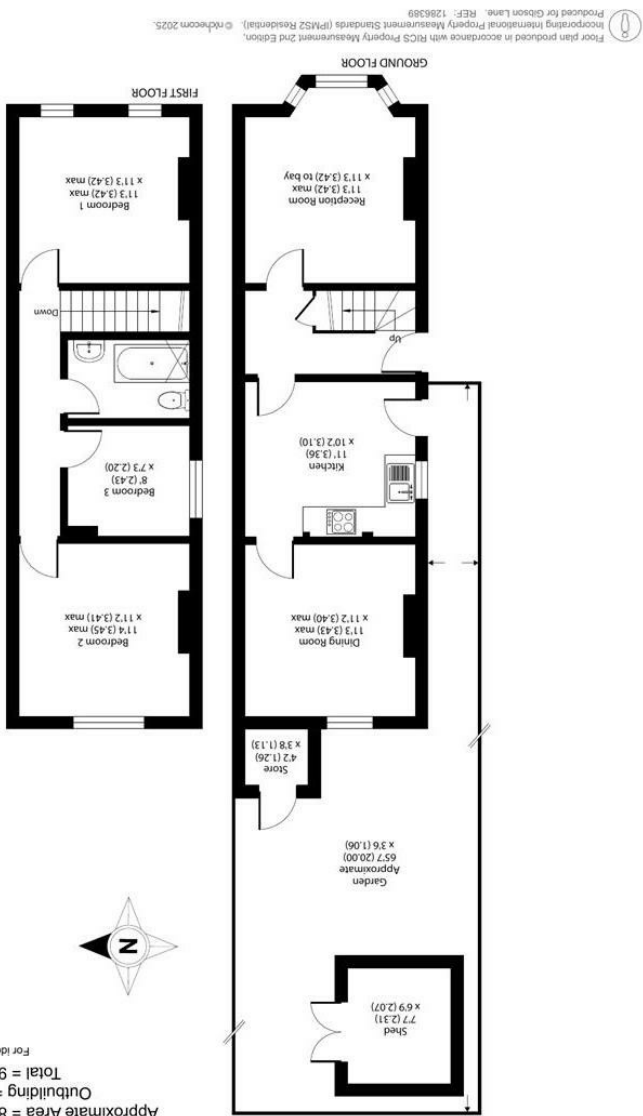
Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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



gibson lane

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

Approximate Area = 887 sq ft / 82.4 sq m
Outbuilding = 66 sq ft / 6.1 sq m
Total = 953 sq ft / 88.5 sq m
For identification only - Not to scale





Guide Price £685,000

- Victorian Semi-Detached Home
 - Three Bedrooms
 - Lovely Westerly Facing Rear Garden
 - Huge Scope to Extend (STNC)
 - Accommodation Approaching 1000sqft
- Well-Presented Internally
 - Side Access
 - EPC Rating - D
 - Council Tax Banding - D
- * Tenure: Freehold
- * Local Authority: Kingston upon Thames

Description

This well-maintained semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three spacious bedrooms and a modern bathroom, this property offers comfortable living across an impressive accommodation space of nearly 1000 square feet.

As you enter, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout of the home is both practical and appealing, allowing for a seamless flow between spaces. There is enormous potential to expand the property, subject to necessary consent (STNC), opens up exciting possibilities for those looking to personalise their living environment.

The lovely rear garden is a standout feature, providing a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. It is an ideal setting for relaxing with the family or social gatherings. Situated in a good location, this property benefits from the vibrant community and amenities that Kingston Upon Thames has to offer. With excellent transport links and local schools nearby, it is perfectly positioned for both convenience and lifestyle.

This semi-detached home is a wonderful choice that combines comfort, potential, and a desirable location.

Situation

Piper Road is conveniently situated less than a mile from Kingston Town Centre with its extensive range of shops, bars, restaurants and station. Fairfield Recreation Park offering its many acres of open space is moments away and the River Thames is close by.

