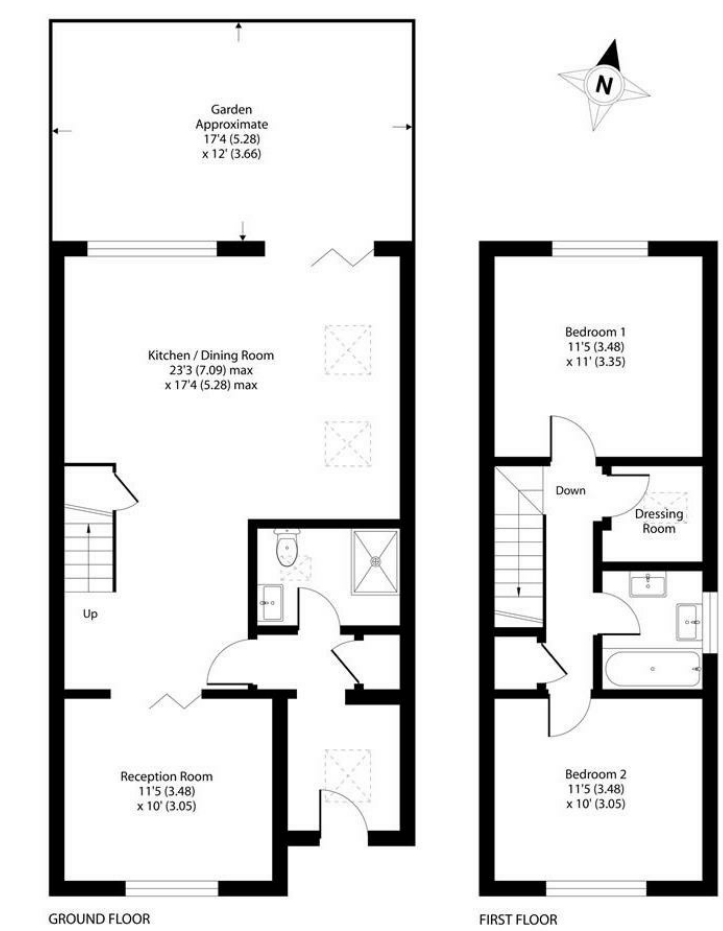
# Kings Road

Kingston Upon Thames KT2 5JH

Approximate Area = 1003 sq ft / 93 sq m

For identification only - Not to scale

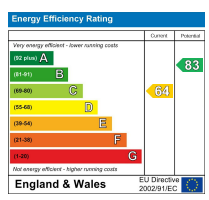


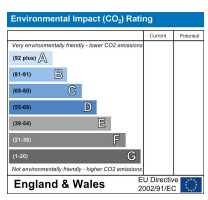

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Gibson Lane. REF: 689363


gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444



**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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# Kings Road

Kingston Upon Thames KT2 5JH

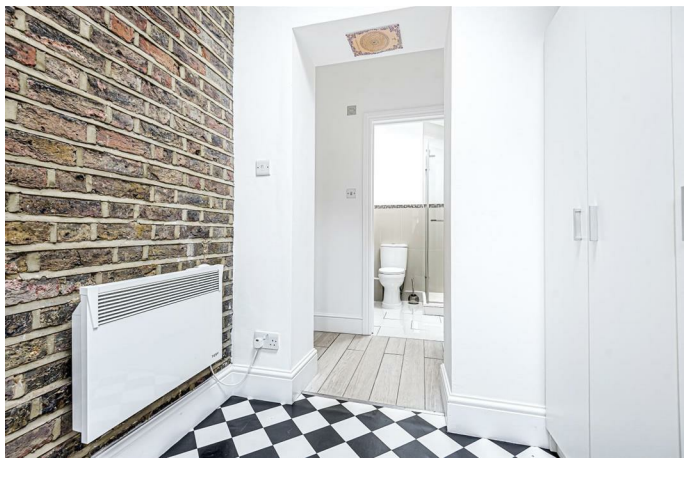
## Asking Price £699,950

An immaculately presented Victorian semi detached house situated moments from Richmond Park on one of North Kingston's most desired roads.

## Description

An immaculately presented two double bedroom semi detached Victorian house built in the 1870's, situated on this sought after North Kingston road moments from Richmond Park. The property has been fully renovated and extended over recent years to provide a well balanced layout and contemporary finish. The accommodation is in excess of 1000 sq ft arranged over two floors. The ground floor comprises of a bright and airy entrance hall, front reception room, downstairs WC/shower and an impressive 23ft open plan Kitchen/dining/Living room with bifold doors leading out onto an exquisitely landscaped patio garden. On the upper floor there are two double bedrooms, dressing room and stunning modern bathroom. Viewings are highly recommended to appreciate what this delightful home has to offer!!

## Situation

Kings Road is situated in this premier North Kingston location between Richmond Park, Canbury Gardens and the River Thames. The property is convenient for Kingston station giving direct access into Waterloo and the A3 which serves both London & 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 & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities.

**Tenure:** Freehold
**Local Authority:** Kingston Upon Thames