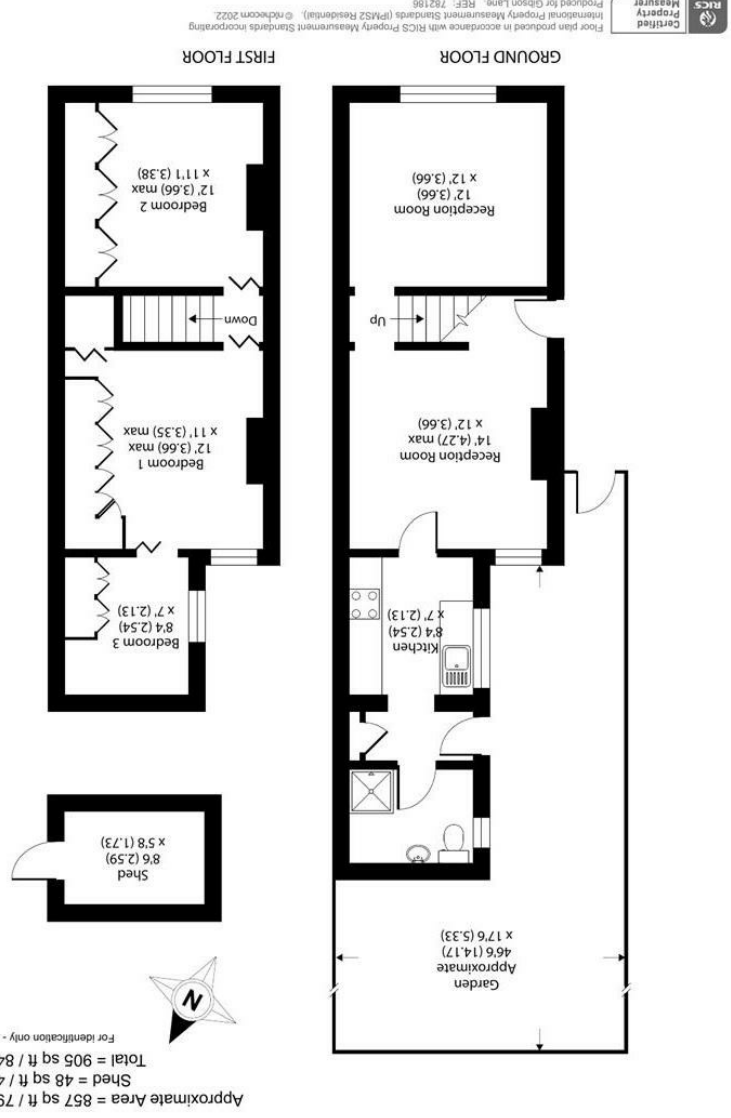


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Energy Efficiency Rating	
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	39-48
G	35-38

Environmental Impact (CO ₂) Rating	
A	10-20
B	21-35
C	36-50
D	51-65
E	66-80
F	81-95
G	96-120



34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
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 Tel: 020 8546 5444



Borough Road
 Kingston Upon Thames KT2 6BD



Guide Price £625,000

- Semi Detached Victorian House
- Three bedrooms
- Potential To Extend (STNC)
- No Onward Chain
- Close to Transport Links
- In Need of Modernization
- EPC Rating - D
- Council Tax - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive brick fronted semi detached house with accommodation in excess of 900 sq ft arranged over two floors. This pretty cottage is in need of complete modernization and offers huge extension potential (STNC) creating a lovely family home. The ground floor comprises of front reception room with fireplace, dining room, kitchen and bathroom with a patio door leading out onto a delightfully landscaped private rear garden. To the upper floor there are three bedrooms. The property is also being sold with no onward chain.

Situation

Borough Road is a sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. 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 and state sectors.

