

Gloucester Road, Kingston Upon Thames

KT1 3RD

Approximate Gross Internal Area 2016 sq ft - 187 sq m(Excluding Garage & Outbuilding)
Approximate Gross Internal Area 2285 sq ft - 212 sq m(Including Garage & Outbuilding)
Ground Floor Area 833 sq ft – 77 sq m
First Floor Area 850 sq ft – 79 sq m
Second Floor Area 333 sq ft – 31 sq m
Garage Area 235 sq ft – 22 sq m
Outbuilding Area 34 sq ft – 3 sq m



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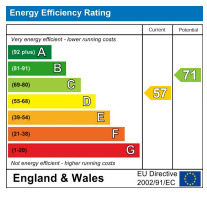
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

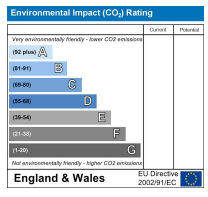
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www.gibsonlane.co.uk

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





PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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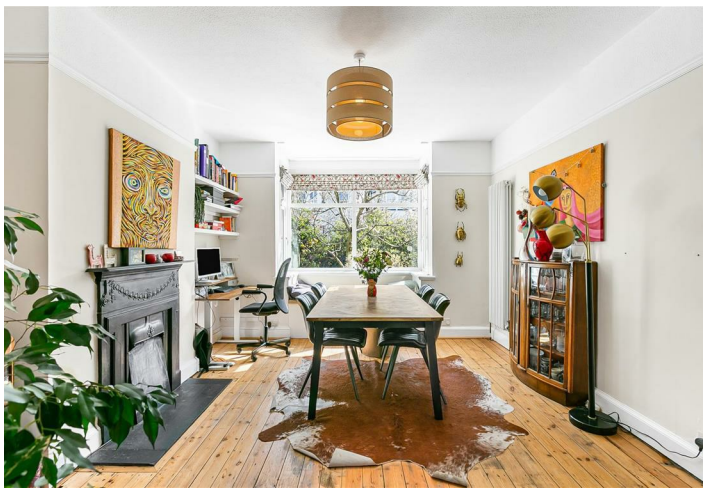
Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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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Guide Price £1,200,000

- Detached Home
- Five Bedrooms
- Enormous 98ft Private Garden
- Garage and Off Street Parking
- Tremendous Potential for Expansion (STNC)
- Generous Accommodation in excess of 2200sqft
- Sought After Location
- Moments from Train Station
- EPC Rating - D
- Council Tax Banding - G

Tenure: Freehold

Local Authority: Kingston upon Thames

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

Description

This remarkable detached house offers an exceptional living experience offering spacious accommodation in excess of 2000sqft arranged over three floors.

Set on a generous corner plot, the property boasts an unbelievable rear garden measuring an impressive 98ft, perfect for families and those who enjoy outdoor entertaining. With five spacious bedrooms, this home provides ample room for both relaxation and privacy. The layout is thoughtfully designed, ensuring that each room is filled with natural light, creating a warm and inviting atmosphere.

The ground floor offers spacious accommodation including a welcoming entrance hall, impressive double reception room containing living and dining areas with double doors leading out onto the garden. There is a delightful open plan kitchen/dining room to the rear. Additionally there is a downstairs WC. Upstairs hosts five double bedrooms and two bathrooms.

In addition to its significant living space, the property features off-street parking and a garage. There is tremendous scope for expansion to further enhance this already sizeable home, subject to the necessary planning permissions, allowing you to tailor the home to your specific needs and desires.

This house is not just a home; it is a canvas for your future aspirations. With its prime location and outstanding features, it presents a rare opportunity to create your dream living space in a very sought-after area. Don't miss the chance to make this exceptional property your own, call us now to arrange your appointment.



Situation

Gloucester Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. Kingston Town Center with superb shopping facilities, restaurants, bars and the River Thames is just a short walk away. Richmond Park with its several thousand acres of delightful parkland is also close by. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.



