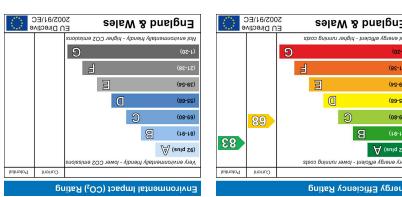


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Property within this plan. The figure given is for initial guidance only and should not be relied on as a basis of valuation.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no guarantee is given on the total square footage of the property or its components. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan.

PINK PLAN

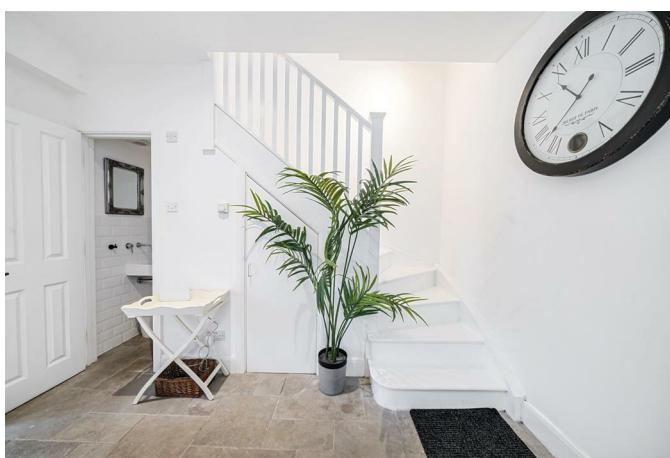


34 Richmond Road
Kingslton Upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444
www.gibsonlane.co.uk

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Kings Road
Kingston Upon Thames KT2 5HU



Guide Price £975,000

- No Onward Chain
- Victorian Semi-Detached Family Home
- Three Double Bedrooms
- Three En-Suite Bathrooms
- Large Open Plan Kitchen/Dining Area

- Beautiful Internal Specification
- Ground Floor WC | Utility Room
- Southerly Aspect Rear Garden
- Excellent North Kingston Location
- Moments from Richmond Park

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

This charming semi-detached Victorian home provides magnificent accommodation arranged over three floors. Situated on this extremely sought after North Kingston Road this lovely property has been beautifully extended and modernised throughout to an extremely high specification.

The ground floor offers a generous entrance hall with WC, a cosy front reception room with bay window and shutter blinds, plus the real wow factor and focal point of the home is the huge open plan kitchen/dinner spanning over 24' deep, making it a perfect room for all the family. There are bi-fold doors leading to the Southerly aspect rear garden. The kitchen features ample storage space, a large island perfect for dining or hosting, plus high spec appliances to include a range cooker. Additionally, there is a separate utility room.

The first floor comprises of two double bedrooms both with modern en-suite shower rooms. The top floor features another double bedroom with built in wardrobes, Juliet balcony and additional en-suite shower room, ensuring convenience for all residents.

Situated moments from Richmond Park, the River Thames, plus Kingston Train station and Town Centre this stunning property is perfectly positioned. Properties of this specification, layout and design are rarely available and we would strongly recommend an internal viewing to truly appreciate this fabulous home.

Situation

Kings Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and 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 and state sector.

