



9 Arthur Road  
Kingston Upon Thames KT2 6BA

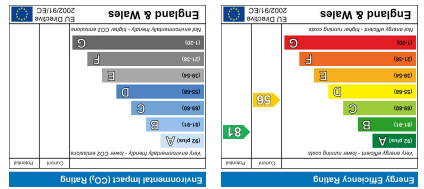
gibson lane

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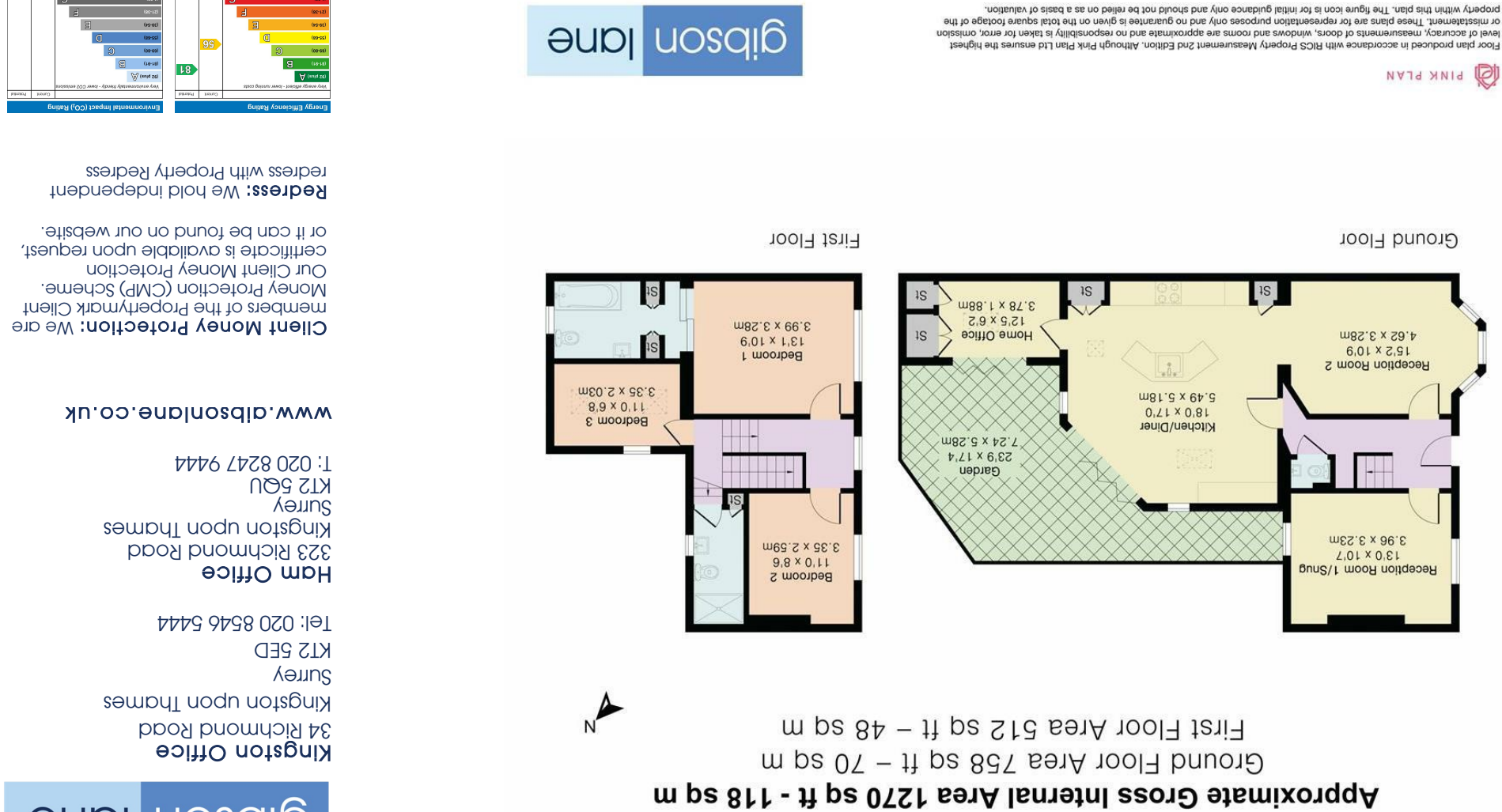
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress



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.



Approximate Gross Internal Area 1270 sq ft - 118 sq m  
Ground Floor Area 758 sq ft - 70 sq m  
First Floor Area 512 sq ft - 48 sq m





## Guide Price £1,150,000

- Double Fronted Detached House
- Immaculately Presented Internally
- Close to Richmond Park
- Stunning Open Plan Kitchen/Diner
- Two Bath/shower rooms
- Three bedrooms
- Secluded landscaped patio
- Study/Home Office
- Council Tax Band - E
- EPC Rating - D

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

Bramley Cottage is a stunning detached double fronted Victorian home ideally situated in this popular North Kingston location close to Richmond Park, presented to a high standard & benefitting from a larger than average ground floor footprint. The large ground floor provides a terrific environment for entertaining, enjoyment and working from home with 2 spacious reception rooms either side of the hallway, a home office which caters for 2 desks, ample built in storage and bi-folding doors to the garden, the wow factor however must be the superbly equipped kitchen/diner with underfloor heating which measures a generous 18ft x 17ft and flooded with lots of natural light from full width floor to ceiling bi-folding doors and featured vaulted sky lights. On the upper floor the spacious master bedroom has built in wardrobes with direct access to a large en-suite bathroom with underfloor heating, there are 2 further bedrooms, one with a featured vaulted ceiling, and a modern shower room (also with underfloor heating) accessed from the first floor mezzanine landing. Externally there is a formal front garden with a large storage unit and at the rear a secluded landscaped stone patio with gated side access, shrubs and calming water feature, ideal for al-fresco dining. Detached double fronted properties are rarely available within the North Kingston area and we would thoroughly recommend a viewing to fully appreciate what this delightful home has to offer.

### Situation

Arthur 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.

