













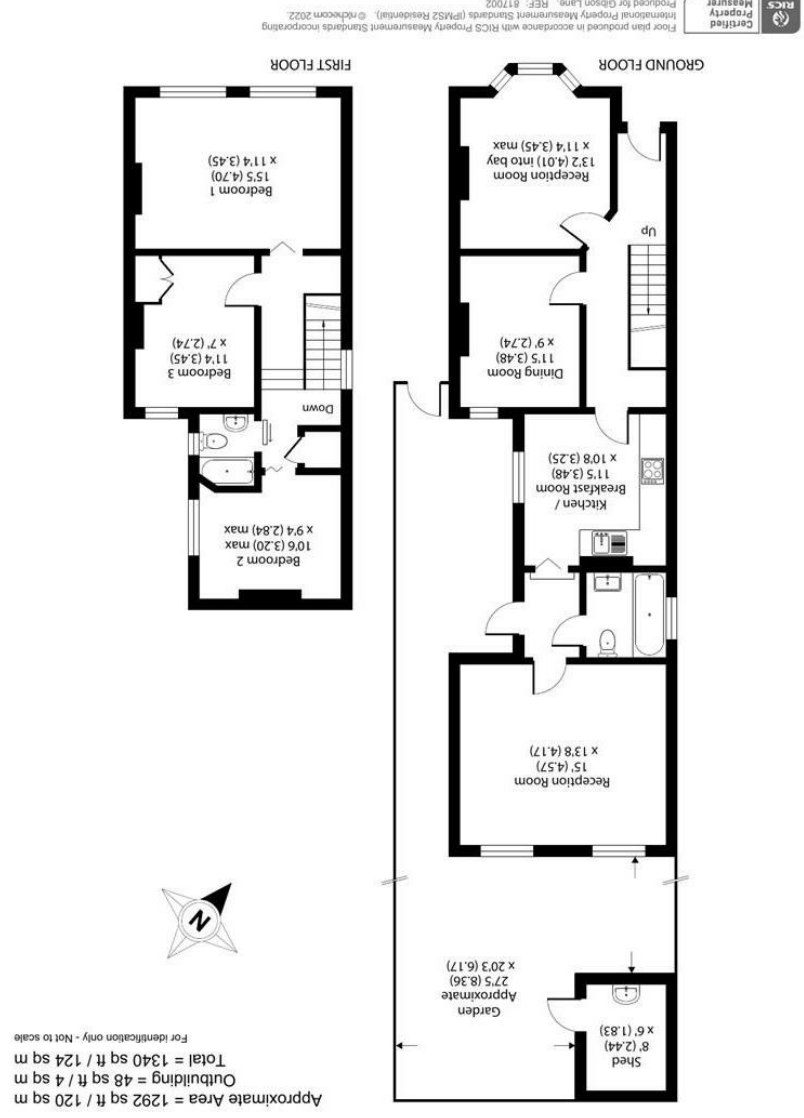


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	Environmental Impact (CO <sub>2</sub> ) Rating
 A 85-95 Very High 100-150 g/kWh Very Low	 A 100-150 g/kWh Very Low
 B 79-84 High 100-150 g/kWh Low	 B 100-150 g/kWh Low
 C 69-78 Medium 100-150 g/kWh Medium	 C 100-150 g/kWh Medium
 D 64-68 Below Average 100-150 g/kWh High	 D 100-150 g/kWh High
 E 54-63 Low 100-150 g/kWh Very High	 E 100-150 g/kWh Very High
 F 49-53 Below Average 100-150 g/kWh Very High	 F 100-150 g/kWh Very High
 G 35-48 Very Low 100-150 g/kWh Very High	 G 100-150 g/kWh Very High



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



Kings Road  
 Kingston Upon Thames KT2 5HT



### Guide Price £1,050,000

- Detached Victorian Villa
- Off Road Parking
- Three Double Bedrooms
- South Facing Garden
- Potential to Extend (STPP)

- North Kingston Location
- EPC - E

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

### Description

An attractive detached brick fronted Victorian villa offering tremendous potential (subject to consents) for improvements, & loft conversion to form a terrific family home approaching 2000 square foot. The current arrangement which is approaching 1300 square foot provides a larger than average ground floor footprint to include 3 spacious reception rooms and a kitchen/breakfast room. The first floor offers three double bedrooms, the generous master bedroom measures 15'5. there is also a family bathroom. Externally the property benefits from a southerly aspect rear garden and side patio, there is also the distinct advantage of off street parking for 1/2 cars - an ideal space for charging electric vehicles. Features of note include; high corniced ceilings and paneled doors, the property benefits from double glazing and a recently fitted boiler. Properties of this style offering extension potential are rarely available in this sought after location and as vendors sole agents we would thoroughly recommend a viewing at your earliest convenience - Open Day Saturday 12th March.

### 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.

