Approximate Area = 1884 sq ft / 175 sq m
Including Limited Use Area(s) = 47 sq ft / 4 sq m
Outbuilding = 42 sq ft / 4 sq m
Total = 1973 sq ft / 183 sq m
For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Gibson Lane. REF: 620158

gibson lane

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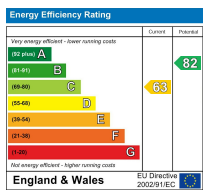
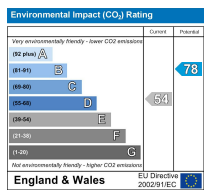
Tel: 020 8546 5444





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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Beresford Road

Kingston Upon Thames KT2 6LR

Asking Price £1,160,000

An impressive five bedroom semi detached Victorian family home situated on this sought after North Kingston Road.

Description

An impressive five bedroom semi detached family home situated on one of North Kingston's most desirable roads. The property has been renovated and extended to an exceptional standard through out with accommodation approaching 2000 sq ft arranged over three floors. The ground floor comprises of stunning porch and generous entrance hall leading through to a fantastic storage / study area. The front reception room has many period features with bay window and feature fire place, there is also the added benefit of a spacious utility room and downstairs WC. To the rear of the property there is an incredible 24ft x 18ft fully fitted open plan kitchen dining area complete with under floor heating and wiring for surround sound with bi fold doors leading directly out onto a private south facing rear garden. To the upper floors there are four generous double bedrooms and one single bedroom with beautiful family bathroom and shower room. Externally there is the bonus of off street parking to the front.

Situation

Beresford Road is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for both Norbiton and Kingston stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston town centre with its array of shops and restaurants is a short distance away and the standard of schooling in the immediate area is excellent within both the private and state sectors.

Tenure: Freehold
Local Authority: Kingston Upon Thames