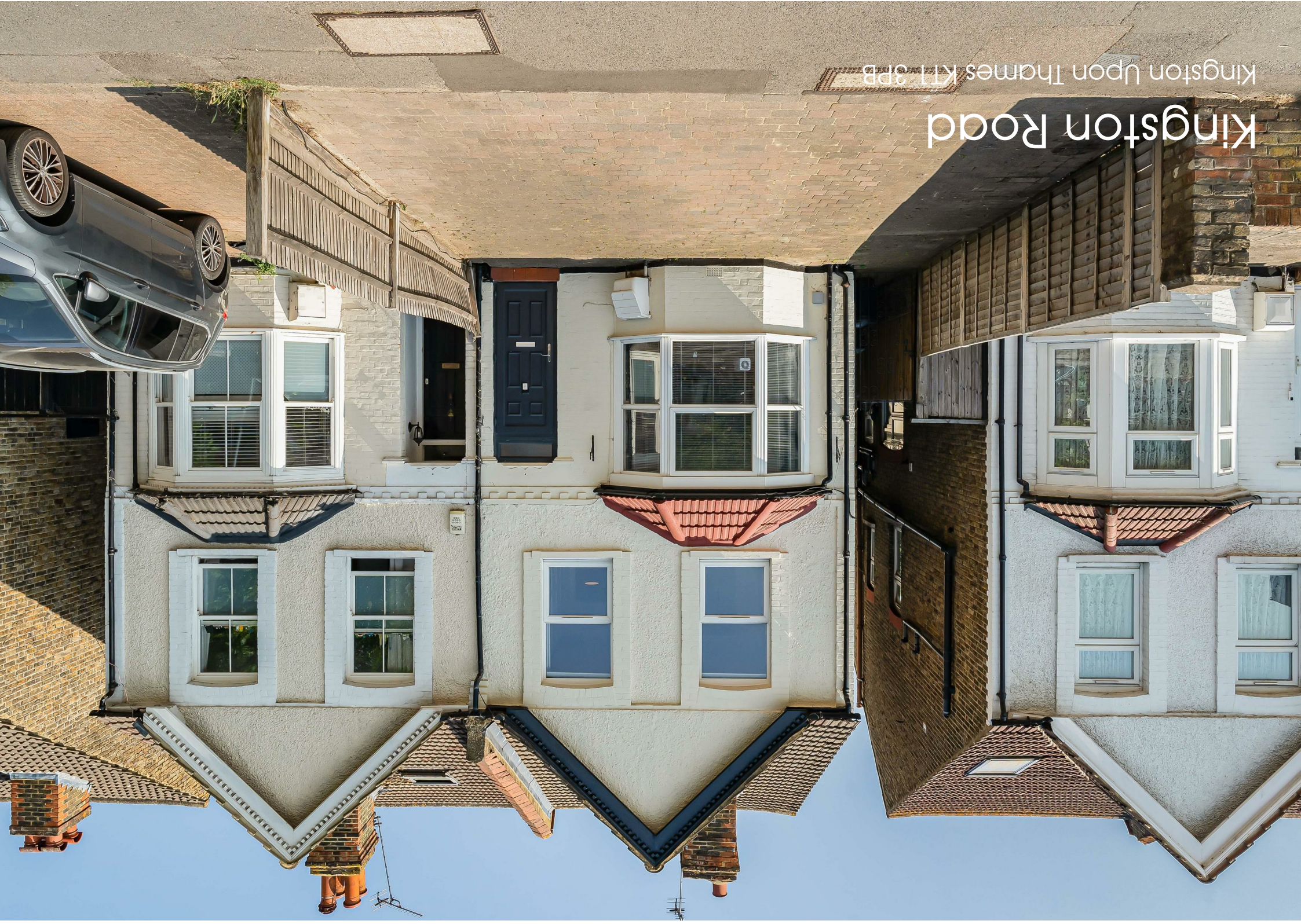


Kingston Road

Kingston Upon Thames KT1 3PB

Approximate Gross Internal Area 1376 sq ft - 128 sq m
(Including Outbuilding)
Approximate Gross Internal Area 1246 sq ft - 116 sq m
(Excluding Outbuilding)
Ground Floor Area 695 sq ft – 65 sq m
First Floor Area 551 sq ft – 51 sq m
Outbuilding Area 130 sq ft – 12 sq m



gibson lane

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34 Richmond Road
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Tel: 020 8546 5444

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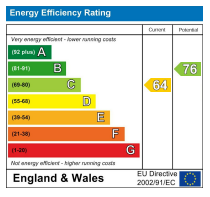
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

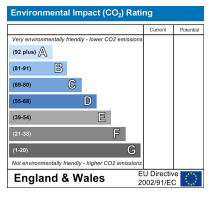
Redress: We hold independent redress with Property Redress

PINKPLAN

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.

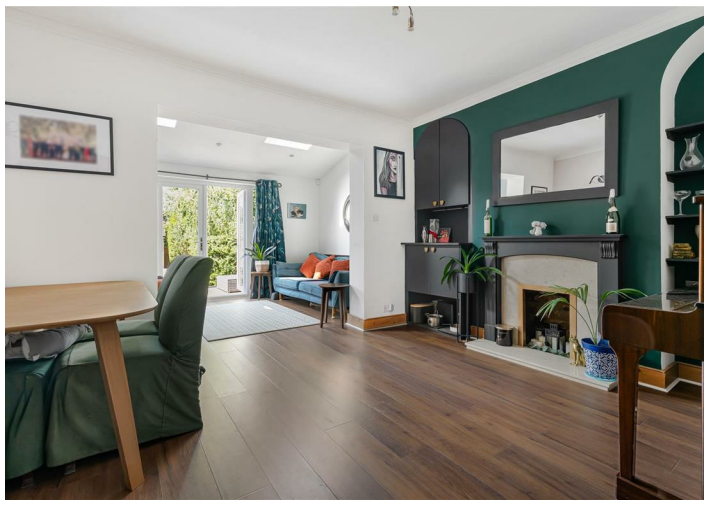
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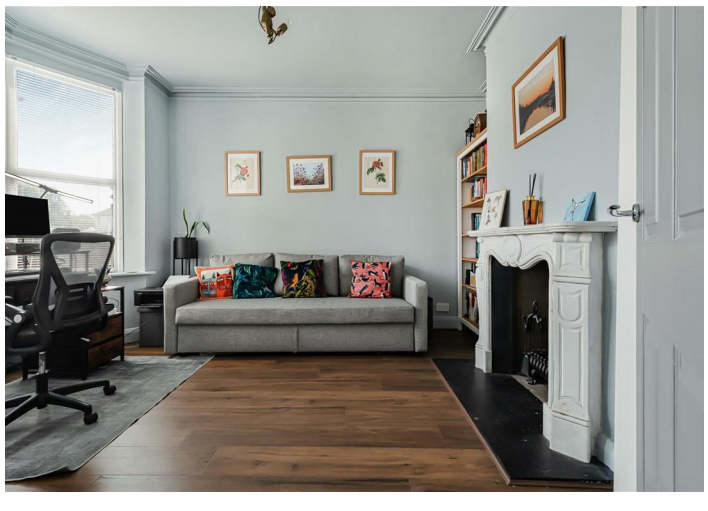




Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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 £675,000

- Period Semi Detached Family Home
- Three Double Bedrooms
- Two Bath/ Shower Rooms
- Downstairs WC
- Off Street Parking for Two Cars
- South Facing Garden and Outbuilding with power
- Stunning open plan Kitchen/Living/Dining Room
- Potential to Extend (STNC)
- EPC Rating - D
- Council Tax Band - E

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

Situated on the Kingston Road in Kingston Upon Thames, this delightful semi-detached family home, built between 1930 and 1939, offers a perfect blend of period features and modern living. Spanning an impressive 1,376 square feet. Upon entering there is an entrance hall leading onto a front reception room with bay window and feature fireplace, down the hall there is a downstairs Shower/WC and stunning modern kitchen opening onto a spacious reception/dining room with patio doors going directly out onto a private rear garden, ideal for both entertaining guests and enjoying family time.

The home comprises three generously sized double bedrooms, providing ample space for a growing family or guests. With two well-appointed bathrooms, family bathroom upstairs and downstairs shower/WC making morning routines a breeze, ensuring convenience for all. The south-facing garden is a true highlight, offering a sun-drenched outdoor space perfect for relaxation or al fresco dining. Additionally, an outbuilding with power in the garden presents a versatile option for a home office, studio, or extra storage.

Parking is made easy with off-street space for two vehicles, a valuable feature in this sought-after area. Furthermore, there is potential to extend the property, subject to necessary planning consent, allowing you to tailor the home to your specific needs.

This period semi-detached house is not just a home; it is a lifestyle choice, situated in a vibrant community with excellent local amenities, schools, and transport links.



Situation

Kingston Road is conveniently situated for Norbiton station and Kingston town centre with its extensive range of shops, bars and restaurants and overground station with a direct service into Waterloo. Fairfield Park offering its many acres of open space is nearby and the area is well served by local buses.



