

| England & Wales                                |    |
|------------------------------------------------|----|
| Energy Efficiency Rating                       | 84 |
| Environmental Impact (CO <sub>2</sub> ) Rating | C  |

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gibson lane

34 Richmond Road

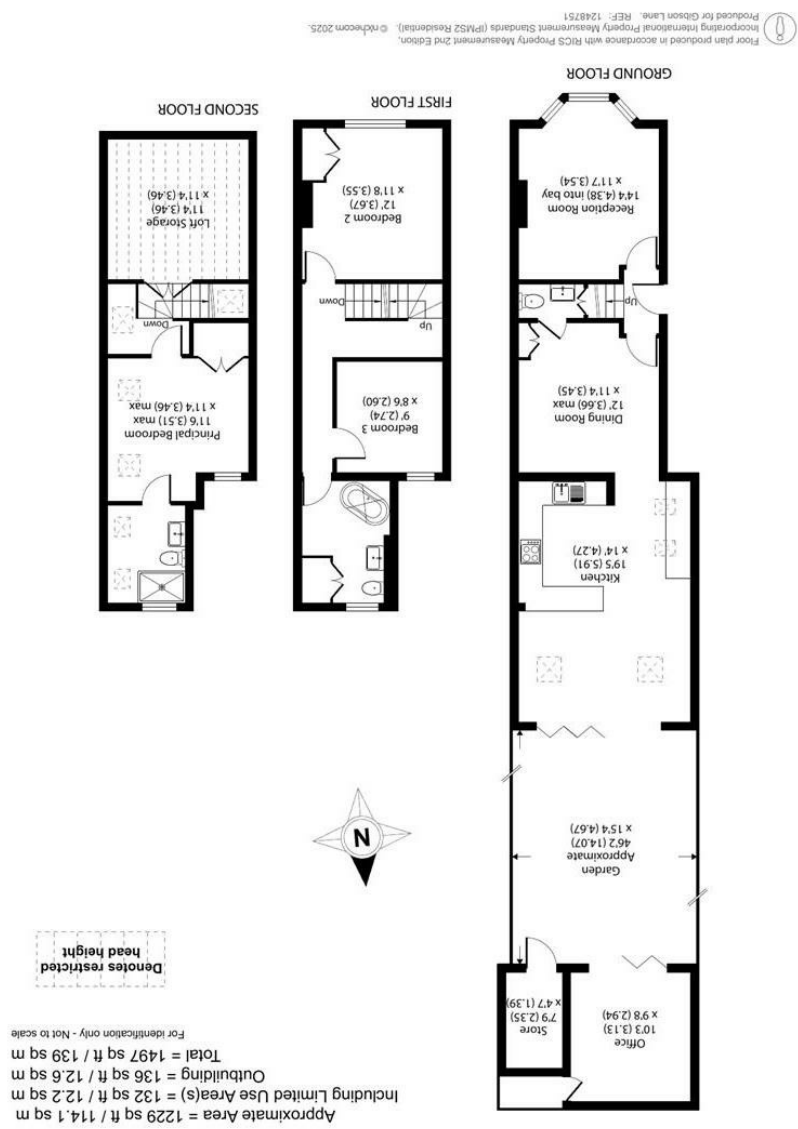
Kingston upon Thames

Surrey

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- Detached Victorian Home
  - Exquisite Design and Finish
  - Open Plan Kitchen/Dining/Living Room
  - Impressive Principle Bedroom with Luxurious En-Suite
  - Three Bedrooms

\* Tenure: Freehold

  - Two Bathrooms + Downstairs WC
  - North Kingston Location
  - Moments From Richmond Park
  - Sold with No Onward Chain
  - EPC Rating - TBC | Council Tax Banding - D

\* Local Authority: Kingston upon Thames

### Description

This exquisite Victorian detached home offers a perfect blend of classic elegance and modern living. With an impressive internal finish, the property has been fully extended by the current owner to include a ground floor extension, loft conversion and new outbuilding, all completed to a splendid standard, ensuring that every corner of the house radiates quality and style.

The ground floor provides a warm front reception room with feature fireplace, bay window and built in cupboards, a second reception room, complete with plenty of built in storage designed with beautiful antique mirrors, which opens through to the stunning kitchen/dining/living room with impressive vaulted ceiling and full glass rear wall, creating a spectacular living space, perfect for entertaining guests or relaxing with the family. The kitchen has been installed to the highest of standards with top specification appliances, underfloor heating and instant boiling water top. There are also plenty of skylights allowing ample natural light to enter the room, there is also mood lighting throughout.

The first floor contains two bedrooms and a modern family bathroom wonderfully designed with separate shower and bath. The top floor boasts a rather special principle bedroom with luxurious en-suite bathroom and built in wardrobes. Additionally, there is excellent loft storage in the eaves.

Externally there is a beautifully landscaped rear garden with home office, perfect for those working from home, however the room offers flexible use for other means such as an extra living space/gym etc.

This delightful house offering a harmonious blend of period charm and contemporary comfort in this very desirable location moments away from the picturesque Richmond Park is also being sold with no onward chain. We highly recommend an internal viewing in order to truly appreciate what this lovely home has to offer!

## Situation

Conveniently positioned between Richmond Park and the River Thames and moments from Kingston station, Elm road is an extremely sought after North Kingston address. Kingston town centre with its array of shops, leisure facilities, restaurants and bars is a short walk away. the A3 which serves both London & the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors.

