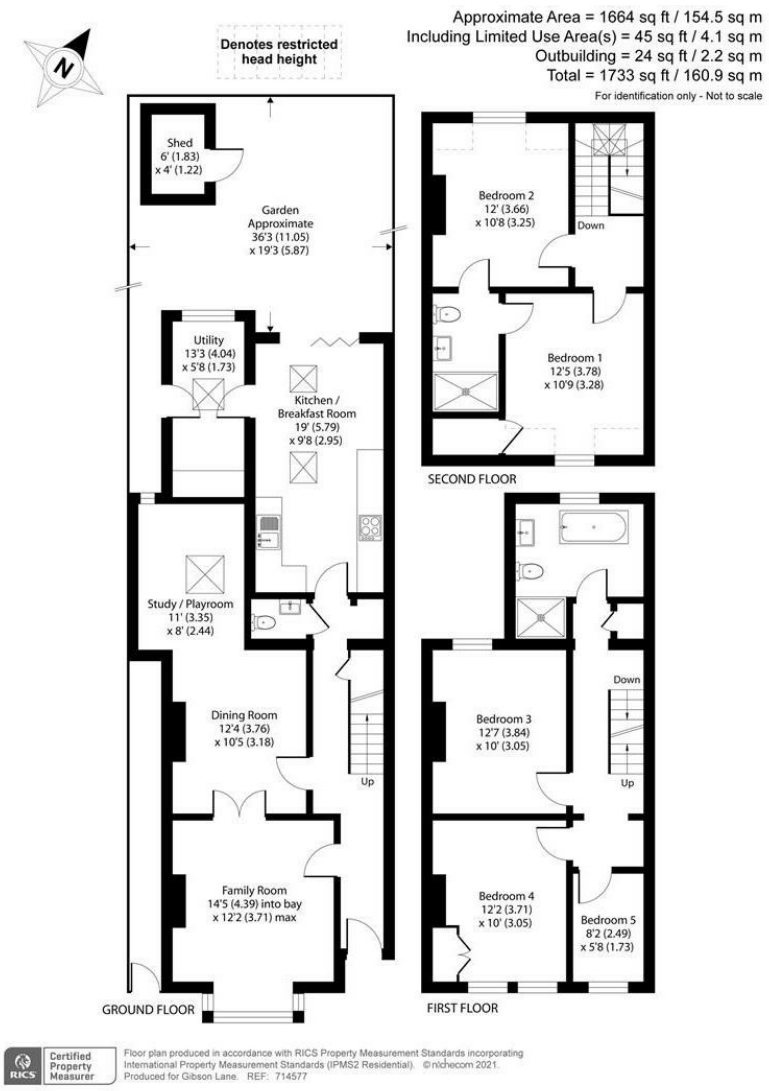

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Gibson Lane. REF: 714577

gibson lane

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Surrey
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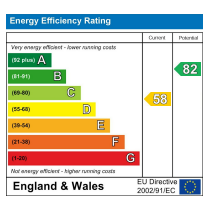

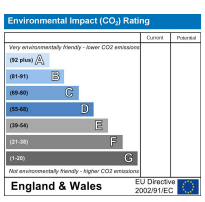

Important Information

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.

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Gibbon Road

Kingston Upon Thames KT2 6AD

Guide Price £1,300,000

An elegant halls adjoining semi detached Victorian family home with generous accommodation of 1700 square foot naturally arranged over three floors and presented to an exceptionally high standard

Description

An elegant halls adjoining semi detached Victorian family home with spacious accommodation of 1700 sq ft naturally arranged over three floors and presented to an exceptionally high standard. The larger than average ground floor footprint is ideal for entertaining and family enjoyment with a large receiving hall, 2 generous intercommunicating reception rooms, a study/playroom and a superb 19' kitchen breakfast room with feature vaulted ceiling, full height glass and folding doors giving direct access to the garden, other benefits include a fully fitted utility room and separate w.c. On the first floor there are 2 double bedrooms, nursery/office and a stunning family bathroom with free standing bath and large double shower. The second floor offers 2 further double bedrooms and with a well appointed Jack and Jill shower room. Large windows and high ceilings make the property incredibly light and there are many striking period features to include; sash windows, marble and cast iron fireplaces, paneled doors, cornicing and ornate moldings. Externally there is a delightful 36' landscaped rear garden with secluded decked area ideal for alfresco dining. Properties of this style are rarely available and therefore we would thoroughly recommend an internal viewing to fully appreciate what this delightful home has to offer.

Situation

Gibbon Road is a highly regarded residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for 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. Canbury Gardens offering pleasant walks along the River Thames is moments away and Richmond Park is within half a mile. The standard of schooling in the immediate area is excellent within both the private and state sector.

Tenure: Freehold
Local Authority: Kingston upon Thames