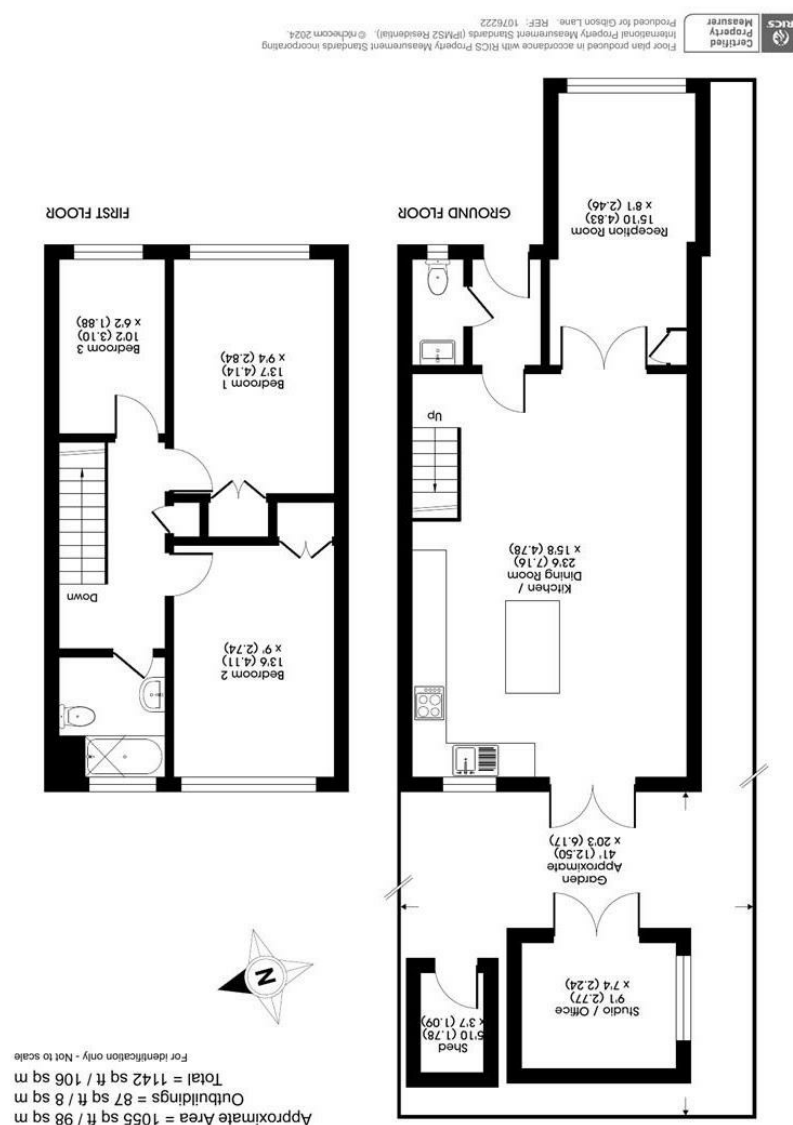
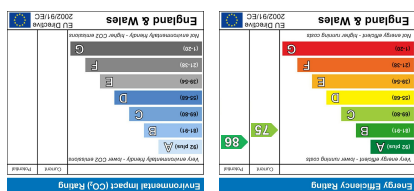




Important Information



Approximate Area = 1055 sq ft / 98 sq m
Outbuildings = 87 sq ft / 8 sq m
Total = 1142 sq ft / 106 sq m
For identification only - Not to scale

34 Richmond Road
Kingston upon Thames
Surrey
KT12 5ED
www.gibsonlaine.co.uk
Tel: 020 8546 5444

gibson lane





Guide Price £800,000

- Stunning Family Home
 - Three Good Sized Bedrooms
 - Impressive Kitchen/Diner/Family Room
 - Outbuilding With Heating
 - Pretty West Facing Rear Garden

* Tenure: Freehold
- Off-Street Parking 1/2 cars
 - Beautifully Presented Throughout
 - Within Excellent Local Schooling Catchment Zone
 - EPC Rating - C
 - Council Tax Band - E

* Local Authority: Kingston Upon Thames

Description

An immaculate three bedroom family home located in a very desirable location of North Kingston, within excellent rated local schooling catchment zone. Having been modernised throughout this wonderful house provides ample living space including a stunning 23' x 15'8 kitchen/dining/family area which provides an incredible entertaining space which opens onto a lovely snug room located to the front, further ground floor benefits include entrance hallway and cloakroom. The first floor consists of three good size double bedrooms along with modern tiled bathroom with bath & shower. Externally there is the added advantage of off-street parking to the front (ideal for charging an electric vehicle), lovely low maintenance west facing rear garden with decked seating area ideal for alfresco dining and a fully functional outbuilding with heating ideal for a home office or play area. Located between Richmond Park and The River Thames within a short walk to excellent local schools this is a very desirable house for families.

NOTE: The photographs of the property were taken January 2024 prior to the current tenancy.

Situation

Staunton Road is a particularly sought after residential road ideally situated in the popular North Kingston area. The property is conveniently positioned approximately half a mile from 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 within a mile distance. The standard of schooling in the immediate area is excellent within both the private and state sector.

