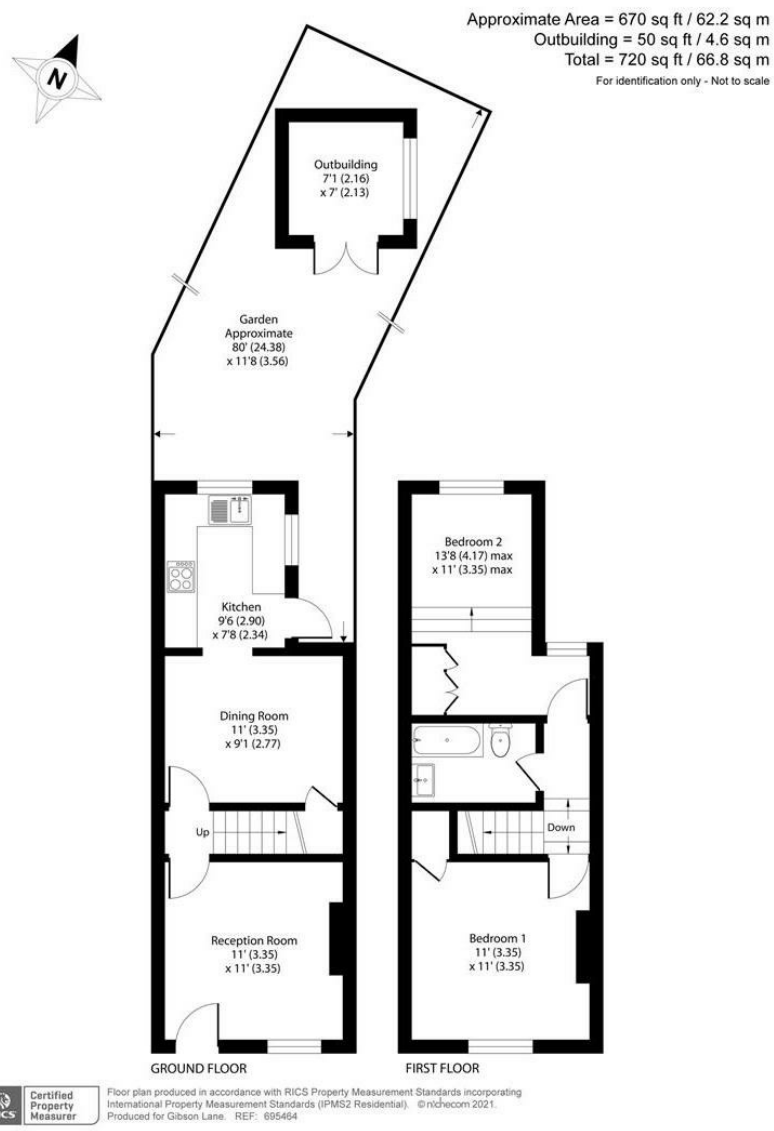
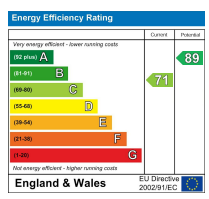


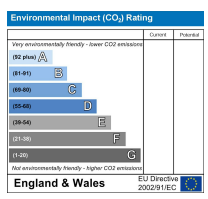
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Gibson Lane. REF: 695464

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

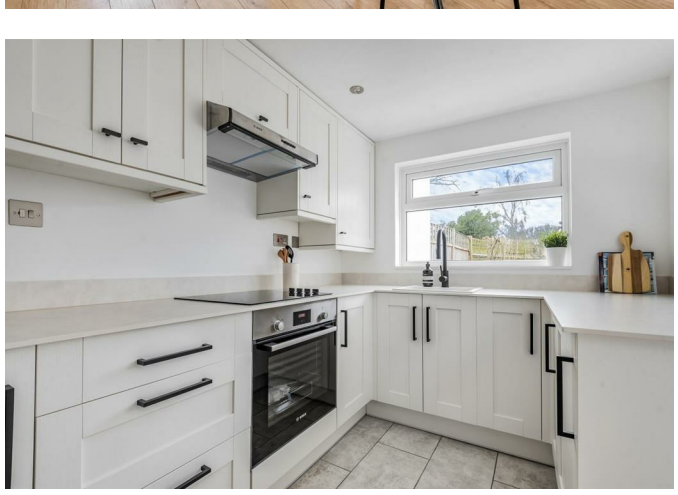




Important Information

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
naea | propertymark PROTECTED
arla | propertymark PROTECTED



Guide Price £599,995

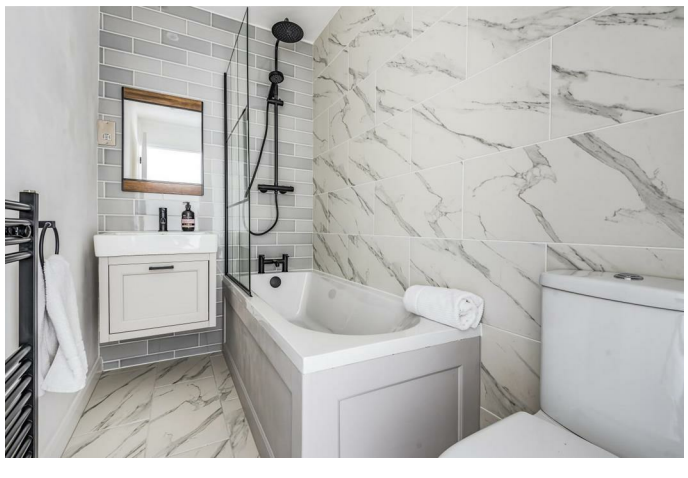
- Victorian Home
- Two Double Bedrooms
- Modernised Throughout to a Very High Standard
- Beautifully Landscaped 80ft Garden
- No Onward Chain
- Potential to Extend (STNC)
- Fantastic Location
- EPC Rating - C
- Council Tax Banding - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An immaculately presented brick fronted mid terrace Victorian home with accommodation approaching 700 sq ft arranged over two floors. The property has been extensively modernised and improved creating a fantastic two bedroom home. The ground floor provides a light and airy front reception room, lovely second reception room which leads into a stunning fitted kitchen with patio door opening directly onto an exquisitely landscaped private rear garden.. To the upper floor there are two double bedrooms and a modern bathroom. Externally to the rear garden there is an impressive outbuilding perfect for home office or storage. There is also potential to expand further on the ground floor (subject to necessary consents). Sold with no onward chain viewings are highly recommended! (NB: Photos taken pre tenancy - March 2021)

Situation

Victoria 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.