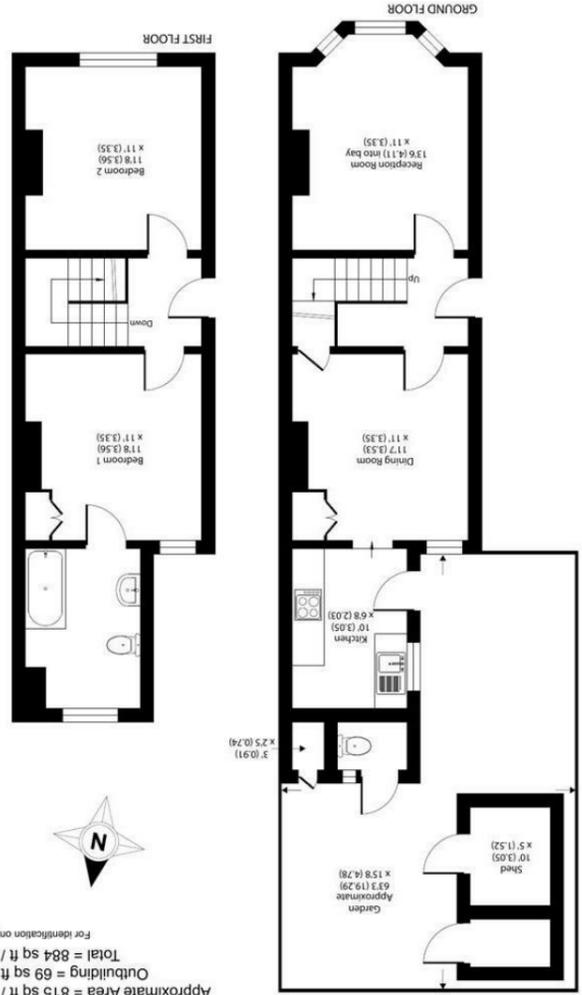


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V
W	W
X	X
Y	Y
Z	Z

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Redkcom 2024. Produced for Gibson Lane, REF: 1217252



34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 6ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



Elm Road
 Kingston Upon Thames KT2 6HY



Offers Over £700,000

- Two Double Bedrooms
- End of Terrace Period Property
- Original Period Features
- North Kingston Location
- Potential to Extend (STPP)

- No Onward Chain
- Council Tax Band - D
- EPC Rating - D

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

Welcome to this charming two-bedroom Victorian terraced house located on the popular Elm Road, North Kingston. This property exudes character. The ground floor features a lovely reception room with a large bay window and a dining area leading into the kitchen. Upstairs there are two double bedrooms and a family bathroom. There is huge potential to extend out on the ground floor making a spacious open plan kitchen/diner leading out to the garden. Recently decorated, this period end of terrace house offers a blend of classic charm and modern convenience. Situated in the desirable North Kingston location, this property provides easy access to local amenities, schools, and transport links. Whether you're looking to explore Richmond Park or riverside walks which are both a short walk away and restaurants in the vibrant town centre, this house offers a perfect base. With the added benefit of no onward chain, the process of making this house your home is made even smoother. Don't miss out on the opportunity to own a piece of history in a sought-after area. Book a viewing today and step into your future at Elm Road.

Situation

Elm Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, the River Thames and 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. The standard of schooling in the immediate area is excellent within both the private and state sector.

