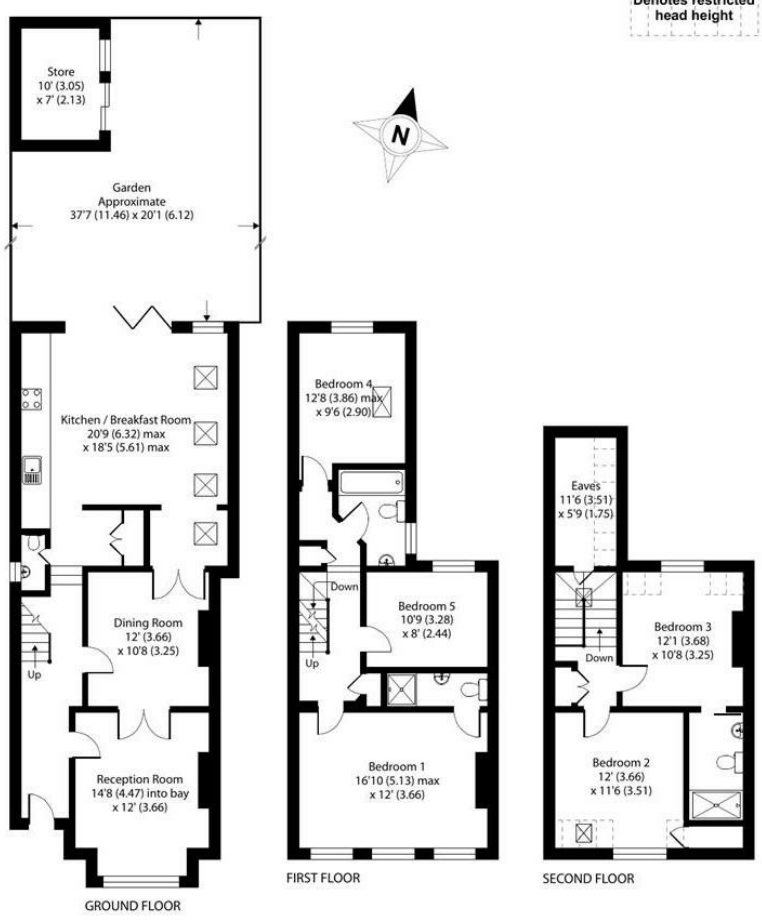
Approximate Area = 1914 sq ft / 177.8 sq m
Including Limited Use Area(s) = 52 sq ft / 4.8 sq m
Outbuilding = 70 sq ft / 6.5 sq m
For identification only - Not to scale

Denotes restricted head height

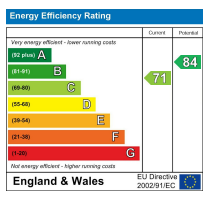


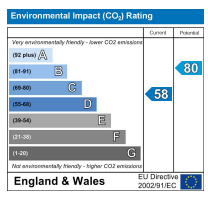
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 827734

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
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Guide Price £1,400,000

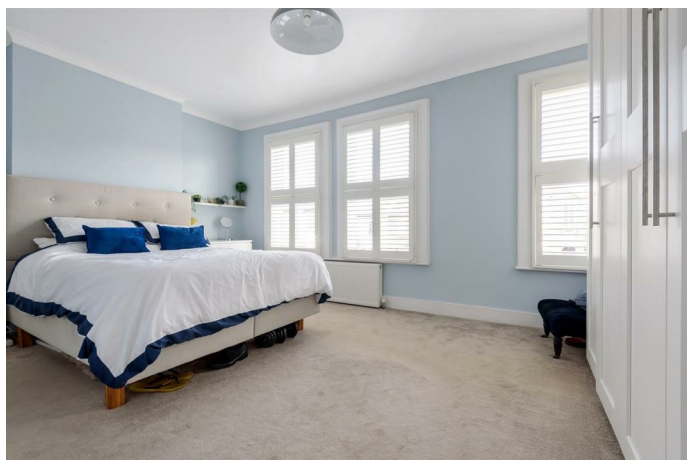
- Halls Adjoining Semi
- Five Bedrooms
- Accommodation in excess of 2100sqft
- Stunning open plan Kitchen/Diner
- North Kingston Location
- Close to Transport Links
- EPC Rating - C

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An impressive halls adjoining semi detached Victorian family home situated in this sought after north Kingston Road. The property is presented to an excellent standard through out with accommodation in excess of 2100 sq ft arranged naturally over three floors. The ground floor consists of a downstairs WC, an outstanding double reception room with many period features including, large bay window and two fireplaces. A stunning modern open plan kitchen/diner with sliding doors leading out to a delightful landscaped rear garden. To the upper floors there are three bedrooms (master with en suite), family bathroom on the first floor and two further bedrooms and an additional en suite on the top floor.

Situation

Gibbon Road is a popular 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. The standard of schooling in the immediate area is excellent within both the private and state sector.