

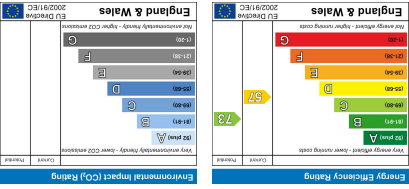


St. Albans Road
Kingston upon Thames KT2 5HQ

Approximate Gross Internal Area 2594 sq ft - 242 sq m (Including Outbuilding)
Ground Floor Area 1033 sq ft - 96 sq m
First Floor Area 859 sq ft - 80 sq m
Second Floor Area 576 sq ft - 54 sq m
Outbuilding Area 126 sq ft - 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

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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.





Guide Price £1,850,000

- Halls Adjoining Semi Detached Family Home
- Four / five Bedrooms
- Three Bath/shower rooms
- Downstairs WC
- Utility Room
- Immaculately Presented Internally
- Many Period Features
- Stunning open plan living/ Kitchen/Diner
- EPC Rating - D
- Council Tax Band - G

Tenure: Freehold
Local Authority: Kingston Upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Nestled on the charming St. Albans Road in Kingston upon Thames, this impressive Victorian semi-detached family home offers a remarkable blend of period elegance and modern comfort. Spanning an expansive 2,594 square feet, the property boasts an abundance of space, making it ideal for family living.

Upon entering, you are greeted by a grand entrance hall with stunning stained glass windows on the front door for light to stream through, this leads to an inviting reception room with stunning fireplace and exquisite large bay window, perfect for both entertaining guests and enjoying quiet family evenings. There is an additional reception room at the back of this wonderful home that is opened onto a fantastic conservatory and modern Kitchen complete with high end appliances that are all intergrated.

The home features five well-proportioned bedrooms, including a luxurious primary suite complete with an ensuite bathroom, ensuring privacy and convenience. Bed 5 is currently being used as a walk in wardrobe but can be converted back to another bedroom if needs be.

The property is further enhanced by two well-appointed bath/shower rooms, a utility room, and a convenient downstairs WC, catering to the needs of a busy household.

The high ceilings and original fireplaces throughout the home serve as a testament to its Victorian heritage, adding character and charm to every room.

Step outside to discover a stunning 79-foot landscaped private rear garden. With a large garden shed but also an independent office with its own separate internet and telephone line enabling you to work from home, it is also fully alarmed as part of the main house monitored ADT system. A tranquil oasis perfect for outdoor gatherings, children's play, or simply enjoying the beauty of nature. This delightful space is sure to be a favourite retreat for family and friends alike,

Situation

Located in this premier North Kingston road within close proximity of Richmond Park and moments from Canbury Gardens and the River Thames, St Albans Road is an extremely sought after address. Kingston town centre with its array of shops, bars, restaurants and station is within three quarters of a mile distance. The A3, which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include Latchmere, Fernhill, the German School, Tiffin boys and girls. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private and public health clubs.

