















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.

Environment Impact (CO2) Rating	Energy Efficiency Rating
 Very good (lowest energy use)	 Very good (lowest CO2 emissions)
 Good	 Good
 Fair	 Fair
 Fairly poor	 Fairly poor
 Poor	 Poor
 Fairly poor	 Fairly poor
 Poor	 Poor

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.

Redress: We hold independent redress with Property Redress

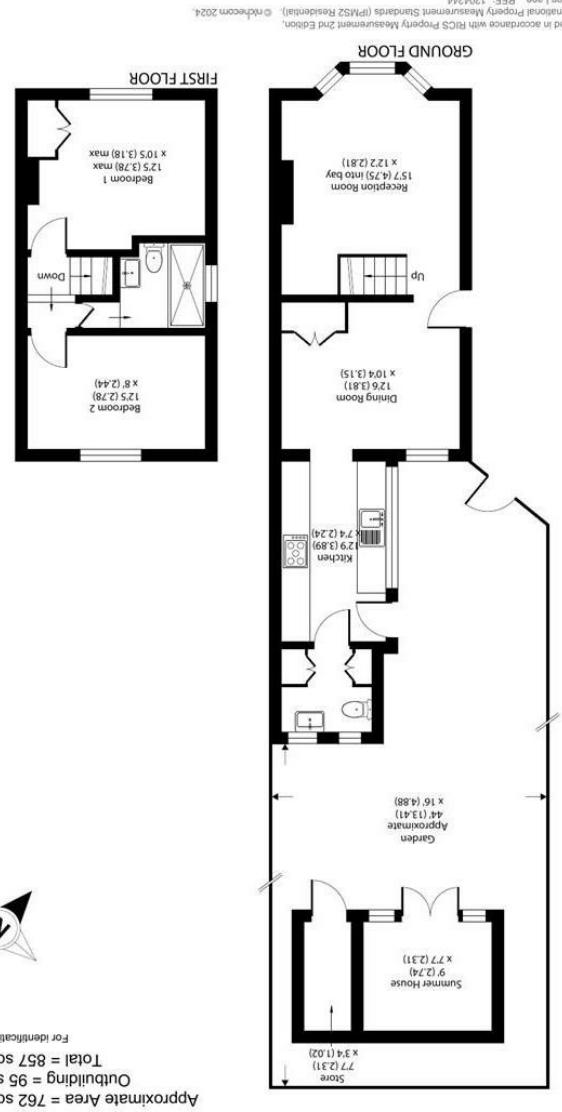
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Approximate Area = 762 sq ft / 70.7 sq m
 Outbuilding = 95 sq ft / 8.8 sq m
 Total = 857 sq ft / 79.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential).
 Produced for Gibson Lane, REF: 120424



Kings Road
 Kingston Upon Thames KT2 5HU



Guide Price £750,000

- No Onward Chain
- Semi-Detached Two Bedroom Home
- Excellent Southerly Aspect Rear Garden
- Outbuilding
- Potential to Expand (STNC)
- Immaculately Presented Internally
- North Kingston Location
- Close Proximity to Richmond Park
- Short Walk to Canbury Gardens and the River
- EPC Rating - D | Council Tax Banding - D

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

A charming Victorian, brick fronted, semi-detached home located on the popular Kings Road in North Kingston. This property boasts a warm and inviting atmosphere and has been finished to an impeccable standard internally. Currently offering a spacious footprint with accommodation approaching 770sqft, there is huge potential to extend the property through a ground floor side/rear extension and loft conversion - subject to necessary consents (STNC). The property has previously been approved for expansion in 2015.

The ground floor provides a spacious front reception room, middle dining room and a modern kitchen which opens out onto the delightful Southerly aspect rear garden which measures 44ft deep, which houses an impressive outbuilding, perfect for a home office, gym or studio. Upstairs contains two good bedrooms and a bathroom.

Internally, this home is immaculately presented, offering a modern and stylish living environment. The well-maintained interiors create a welcoming ambiance, making you feel right at home from the moment you step through the door. Call us today and arrange a viewing to experience the charm and potential this home has to offer. Being sold with no onward chain.

(NB. Photos taken pre tenancy December 2024)



Situation

Kings Road is situated in this premier North Kingston location between Richmond Park, Canbury Gardens and the River Thames. The property is convenient for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities.

