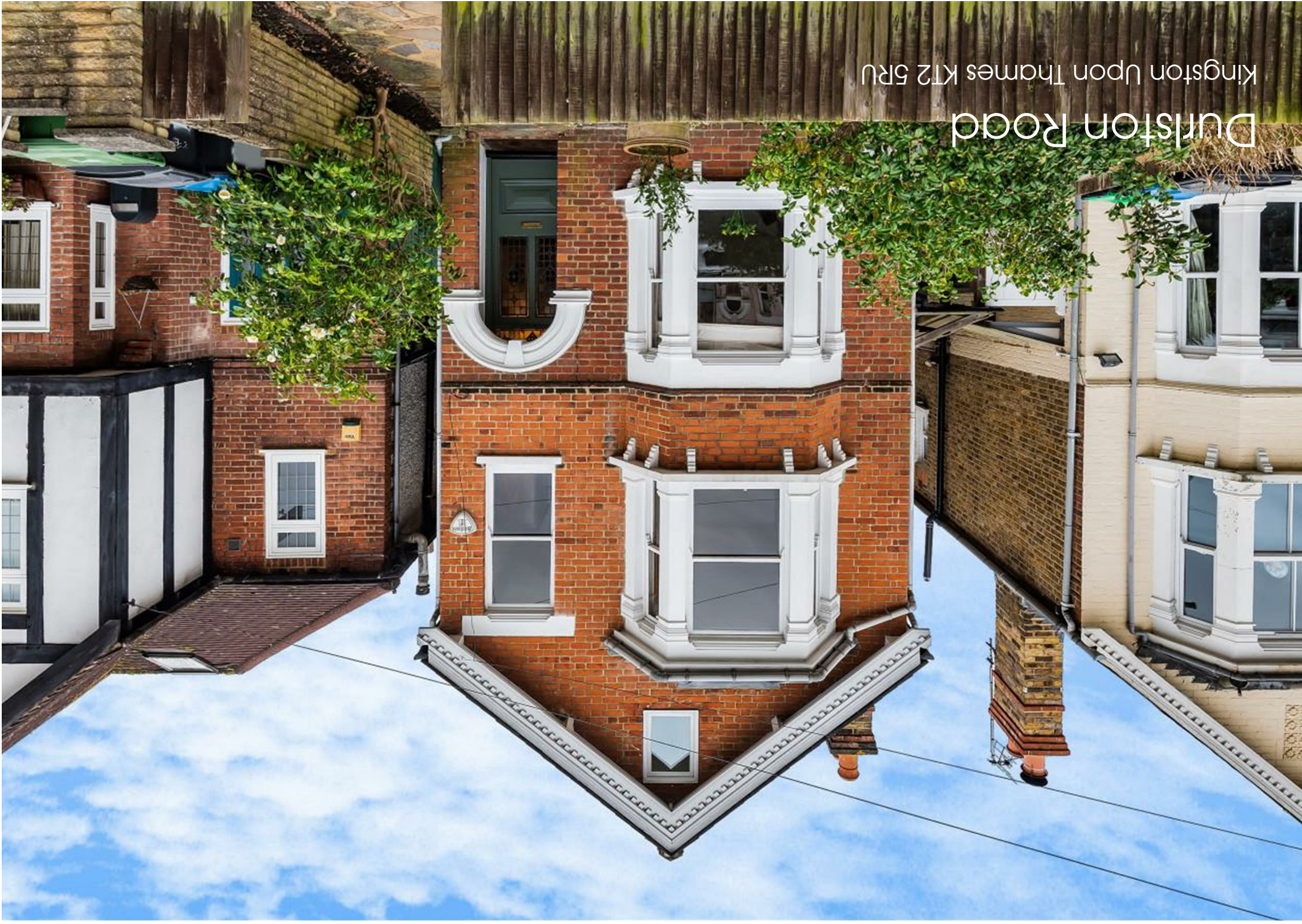
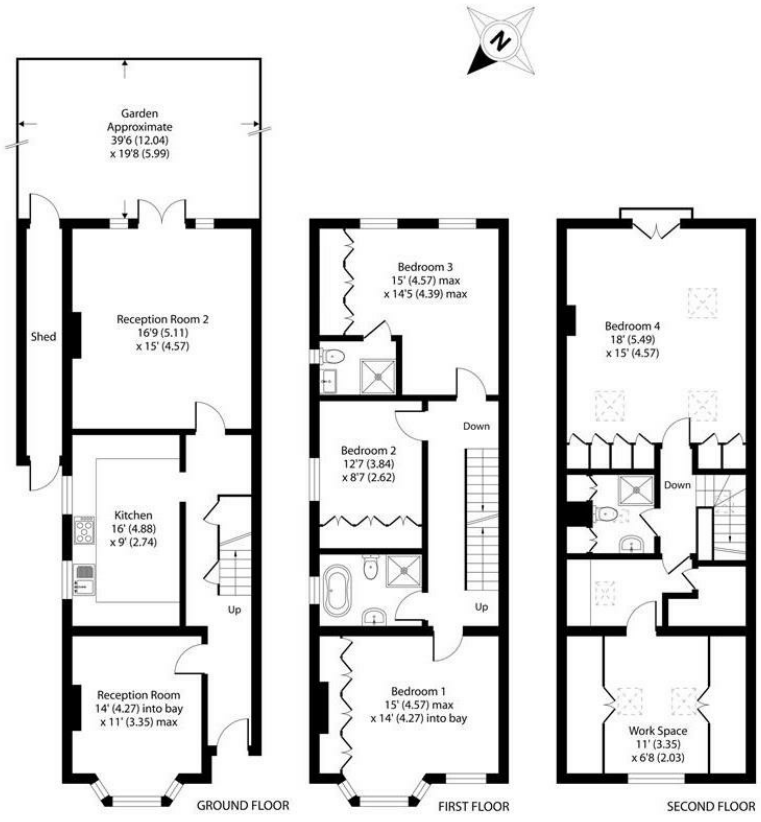


Burlston Road

Kingston Upon Thames KT2 5RU

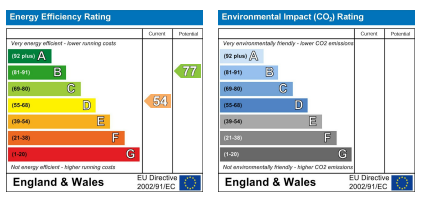
Approximate Area = 2064 sq ft / 192 sq m
Outbuilding = 57 sq ft / 5 sq m
Total = 2121 sq ft / 197 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Gibson Lane. REF: 689716

gibson lane

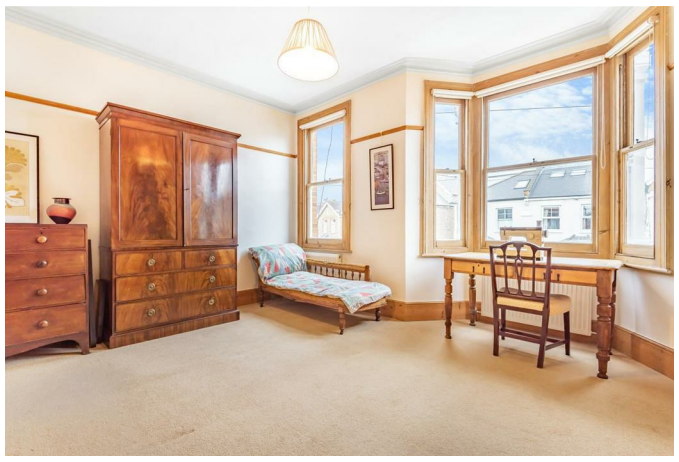
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444



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



Durlston Road

Kingston Upon Thames KT2 5RU

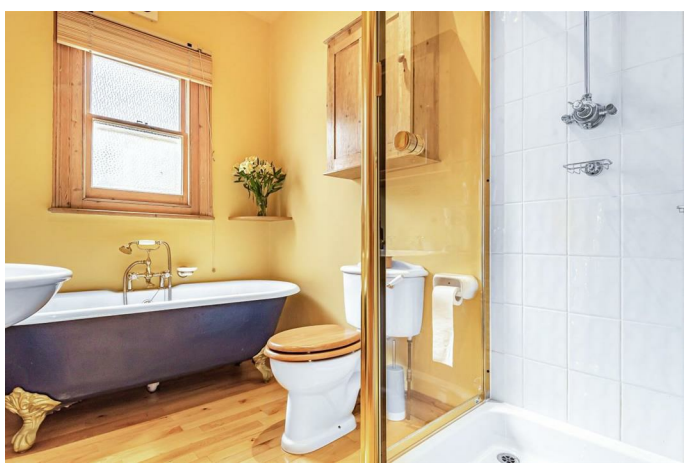
Asking Price £1,325,000

An elegant double bay fronted detached Victorian residence with generous accommodation in excess of 2100 sq ft situated in this sought after North Kingston Road.

Description

An elegant double bay fronted detached Victorian residence with accommodation in excess of 2100 sq ft arranged over three floors. The ground floor comprises of a generous entrance hall, front reception room with impressive marble fireplace and bay window, modern fully fitted kitchen situated in between both reception rooms in a traditional layout. To the rear of the property there is a larger than average second reception room being used as a music room by the current owner with French doors leading out onto a delightfully landscaped southerly aspect rear garden. To the upper floors there are three double bedrooms, en suite to bedroom three and family bathroom complete with roll top bath and separate shower cubicle on the first floor and a stunning master bedroom with shower room and work space in the loft. All bedrooms benefit from fitted wardrobes. There is also the added bonus of covered storage to the side of the property and potential to extend on the ground floor (STNC).

Situation

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Durlston Road is an extremely sought after address. The property is ideally situated for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops, restaurants & bars 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, The Kingston Academy, Grey Court and Tiffin boys & girls. The area also has an extensive range of leisure facilities.

Tenure: Freehold
Local Authority: Kingston upon Thames