gibson lane

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Kingston upon Thames
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KT2 5ED
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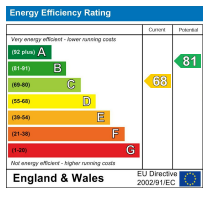
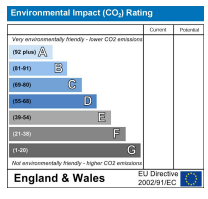
Tel: 020 8546 5444




**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
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# Beresford Road

Kingston Upon Thames KT2 6LP

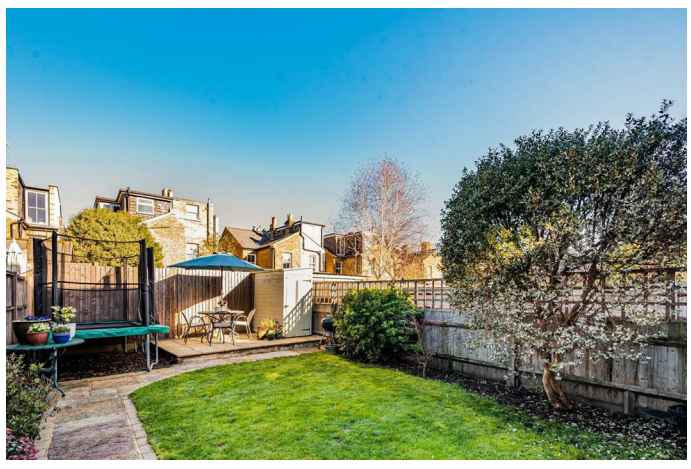
## Guide Price £1,100,000

A beautifully presented five bedroom semi detached family home situated on one of North Kingston's most desirable roads.

## Description

An impressive five bedroom semi detached family home situated on one of North Kingston's most desirable roads. The property has been renovated and extended to an exceptional standard throughout with accommodation approaching 1800 sq ft arranged over three floors. The ground floor comprises of an elegant front reception room with bay window and feature fire place, spacious utility room and separate downstairs WC. To the rear of the property there is an incredible 22ft x 17ft fully fitted open plan kitchen / dining area with bi folding doors leading directly out onto a private rear garden. To the upper floors there are four generous double bedrooms and one single bedroom/ study with modern family bathroom and additional spacious shower room.

## Situation

Beresford Road is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for both Norbiton and Kingston stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston town centre with its array of shops and restaurants is a short distance away and the standard of schooling in the immediate area is excellent within both the private and state sectors.

**Tenure:** Freehold
**Local Authority:** Kingston Upon Thames