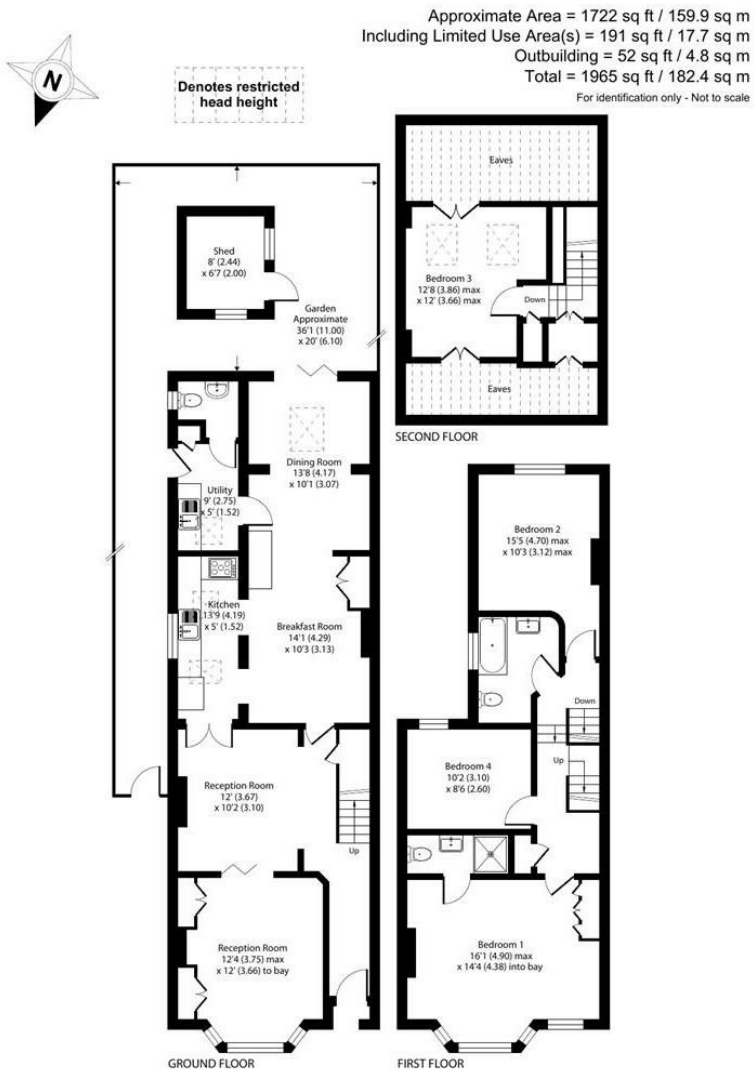
Chestnut Road

Kingston Upon Thames KT2 5AP

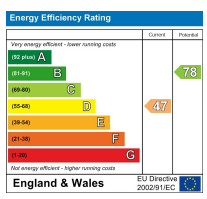
Approximate Area = 1722 sq ft / 159.9 sq m
Including Limited Use Area(s) = 191 sq ft / 17.7 sq m
Outbuilding = 52 sq ft / 4.8 sq m
Total = 1965 sq ft / 182.4 sq m
For identification only - Not to scale

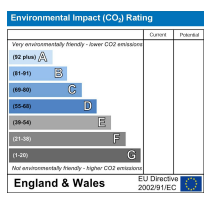


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Gibson Lane. REF: 1272353

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
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Guide Price £1,350,000

- Semi-Detached Period Home
- Prime River Road Location
- Generous Accommodation Approaching 2000sqft
- Four Double Bedrooms
- Master Bedroom with En-Suite
- South Facing Rear Garden
- Close Proximity to Kingston Station & Town Centre
- Potential for Further Expansion (STNC)
- Open Plan Layout
- Beautiful Southerly Aspect Rear Garden

* Tenure: Freehold

* Local Authority: Kingston upon Thames

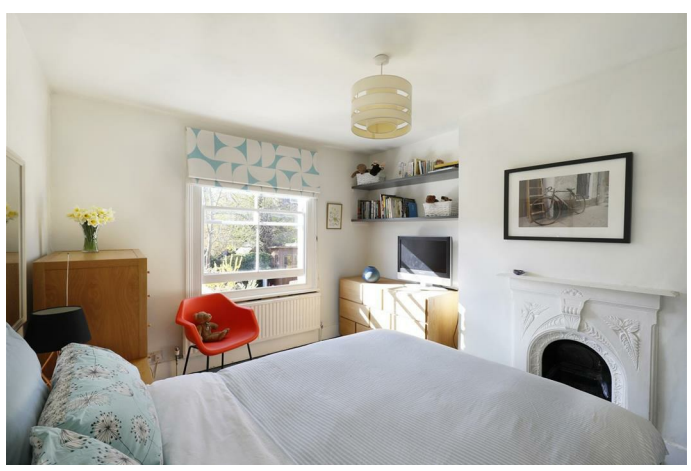
Description

This splendid halls adjoining semi-detached period house offers an exceptional living experience, with generous accommodation approaching 2000 square feet, this property is perfect for families seeking both space and comfort. Situated on one of Kingston's most desirable river roads, this property benefits from immediate access to Canbury Gardens and the river, enhancing its charm and appeal with Kingston town centre and train station only a short walk away.

The ground floor boasts an impressive open plan layout, creating a seamless flow between the reception rooms and the kitchen, which has undergone an extension, ideal for entertaining guests or enjoying family time. There is an impressive double reception room to the front with bay window and fireplace. To the rear there is a spacious kitchen/breakfast room/dining room measuring almost 30ft deep. Additionally there is a utility room and separate WC.

The first floor contains a superb master bedroom to the front of the house with large bay window and en-suite bathroom, another two double bedrooms plus a family bathroom. The top floor provides an additional double bedroom, which could also be extended further to create a substantial bedroom (Subject to necessary consent). Externally there is a beautiful Southerly aspect rear garden with ample space for relaxation and social gatherings.

In summary, this house is a rare find, combining generous living space with stunning period charm, a prime riverside location, the opportunity for further expansion (STNC) and being within close proximity to Kingston station, town centre and excellent schooling. Call us now to arrange your viewing.

Situation

Chestnut Road is one of the most desirable North Kingston River Roads, moments from Canbury Gardens and the River Thames. Conveniently positioned for Kingston town centre, station and Richmond Park it truly is an enviable location. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.