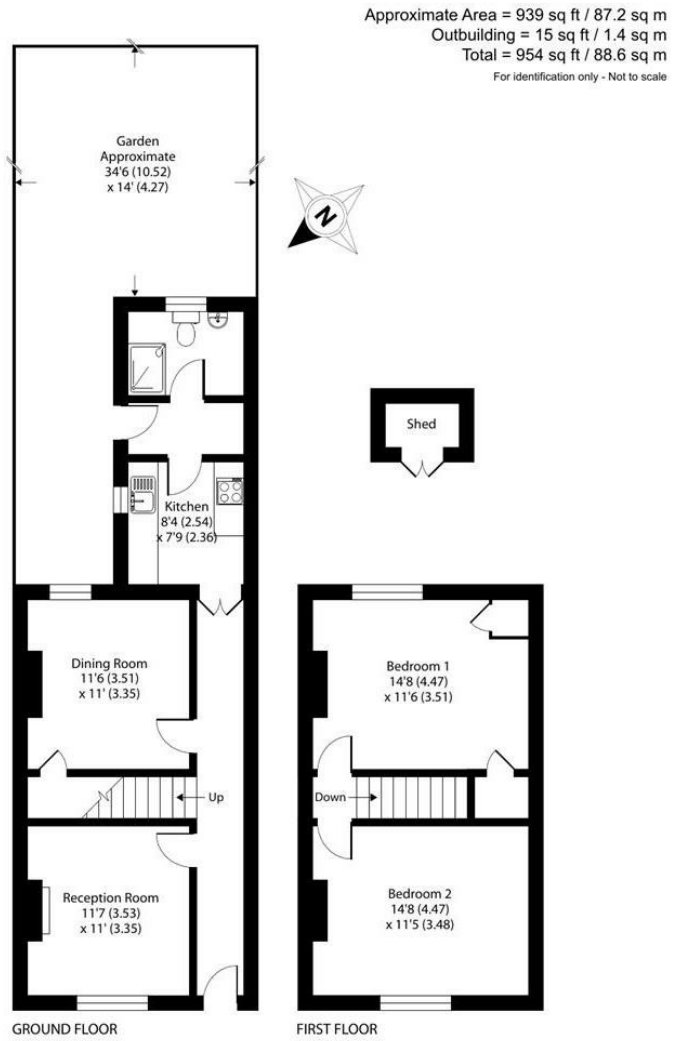


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 1048682

gibson lane

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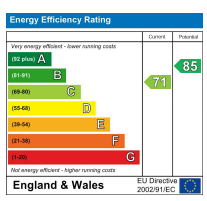


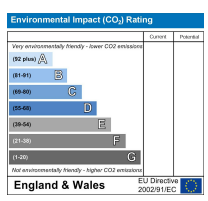


## Important Information

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.

The Property Ombudsman | naea | propertymark PROTECTED | arla | propertymark PROTECTED

## Guide Price £585,000

- Victorian Home
- Two Double Bedrooms
- Huge Potential to Expand (STNC)
- Close Proximity to Train Station
- Short Walk to Richmond Park
- Fantastic Rear Garden
- North Kingston Location
- EPC Rating - C
- Council Tax Banding - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

## Description

A charming two double bedroom Victorian home situated within an extremely sought after North Kingston road. The property provides accommodation approaching 950sqft with the ground floor comprising front reception room, dining room, galley kitchen and bathroom. The first floor contains two double bedrooms. There is huge potential to extend the house through a ground floor extension and into the loft, subject to necessary consents, which would create a substantial three double bedroom family home with a large ground floor layout totalling approximately 1100sqft. To the rear there is an impressive garden spanning almost 35ft. Internal viewings are highly recommended to appreciate what this fantastic home has to offer! Call us now to book your slot!

## Situation

Elm Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, the River Thames and Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.