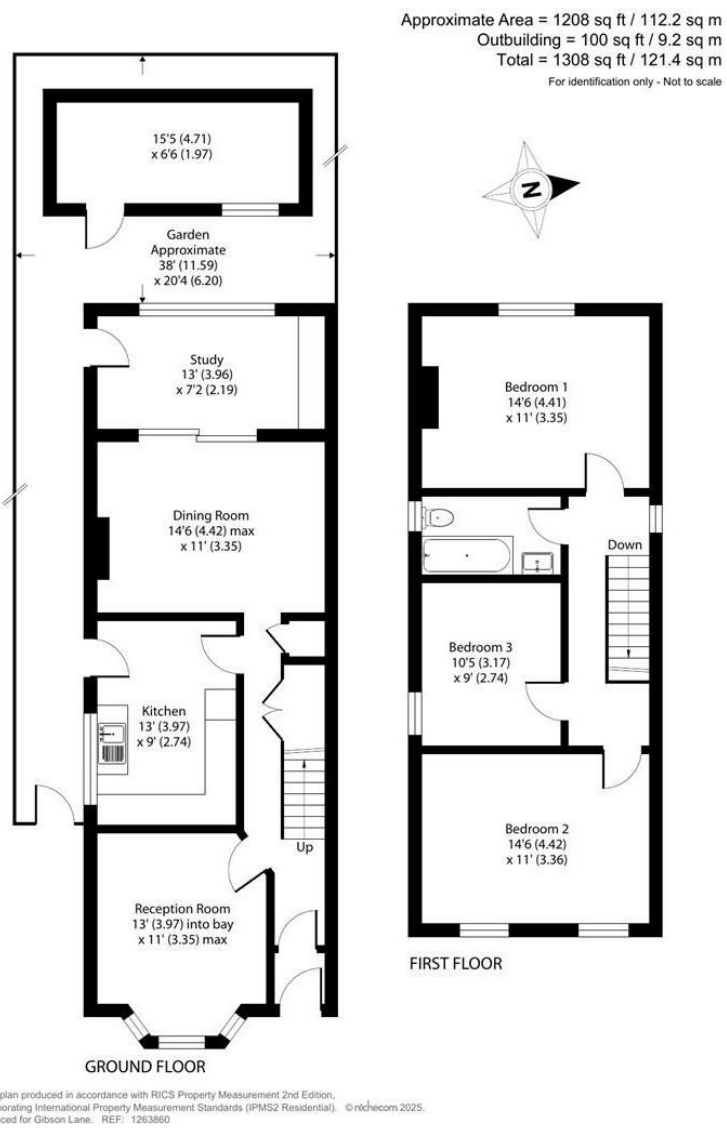
# St. Georges Road

Kingston Upon Thames KT2 6DL





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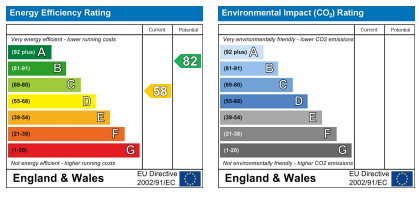






**Important Information**

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.

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## Guide Price £975,000

- No Onward Chain
- Detached Victorian Villa
- Huge Scope to Expand (STNC)
- Three Double Bedrooms
- Excellent Rear Garden
- Sought After North Kingston Location
- Moments From Richmond Park
- Close Proximity to Trian Station
- EPC Rating - D
- Council Tax - F

* Tenure: Freehold

* Local Authority: Kingston upon Thames

## Description

This delightful Victorian detached villa presents a wonderful opportunity for those seeking a family home with character and potential. The property boasts ample accommodation currently over two floors in excess of 1200sqft. There is enormous potential to extend the house further on the ground floor and into the loft (subject to necessary consents).

The ground floor provides a spacious front reception room with bay window, middle kitchen with access to the side, rear dining room with fireplace and a study which opens onto the delightful rear garden which faces west and measures an impressive 38ft deep. The first floor offers three well-proportioned double bedrooms and a family bathroom.

Fully extended this charming family home would measure towards 2000sqft over three floors, creating a substantial family home, allowing a buyer to create the house to their own style and specification, furthermore, the property is being sold with no onward chain.

With its prime location in North Kingston, residents will enjoy easy access to Richmond Park, both Norbiton & Kingston train stations, River Thames plus local amenities and excellent schools. Call us now to arrange your viewing, open day Saturday 5th April 2025

## Situation

St. Georges Road is a sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. 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 sectors.