



gibson lane

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no guarantee is given on the total square footage of the property within this plan. The figure given is for illustrative guidance only and should not be relied on as a basis of valuation.

PINK PLAN



Ground Floor Area 116 sq m - 1248 sq ft

First Floor Area 32 sq m - 348 sq ft

Second Floor Area 22 sq m - 232 sq ft

Address: We hold independent redress

Our Client Money Protection Scheme. Members of the Property Client Money Protection (CMLP) Scheme. Our Client Money Protection (CMLP) Scheme.

www.gibsonlane.co.uk

T: 020 8247 9444

323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU

Ham Office
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED

gibson lane





Guide Price £875,000

- Victorian Terraced House
- Three Double Bedrooms
- Two Bath/ Shower Rooms
- Stunning Open Plan Kitchen/Diner with Under floor Heating
- Off Street Parking

Tenure: Freehold

Local Authority: Kingston Upon Thames

- North Kingston Location
- Close To Transport Links
- EPC Rating - C
- Council Tax Band - D

* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Nestled on East Road in the charming town of Kingston Upon Thames, this delightful Victorian terraced house offers a perfect blend of classic elegance and modern convenience. With three generously sized double bedrooms, this home is ideal for families or those seeking extra space. The property boasts two well-appointed bathrooms, ensuring comfort and privacy for all residents.

One of the standout features of this home is the stunning open plan kitchen/ dining /family area, which is perfect for entertaining or enjoying family meals. The kitchen is equipped with contemporary fittings and benefits from underfloor heating, providing a warm and inviting atmosphere. Additionally, electric blinds add a touch of modern luxury, allowing for effortless control of natural light.

The south west aspect rear garden is a true gem, offering a sun-drenched outdoor space for relaxation and recreation. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind with a good book, this garden caters to all your outdoor desires. With the added bonus of rear access too.

For those with vehicles, off-street parking is an added convenience, making this property not only stylish but also practical.

This Victorian house on East Road is a rare find, combining period charm with contemporary living. It is perfectly situated to enjoy the vibrant community of Kingston Upon Thames, with its array of shops, restaurants, and excellent transport links. This property is a must-see for anyone looking to make a lovely home in a sought-after location.

Situation

East Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned between Richmond Park and the River Thames, Kingston station giving direct access into Waterloo is moments away. 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 sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

