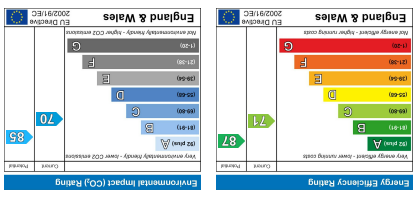


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.



RICS Measurer  
 Certified Property Measurer  
 Produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Measurement) © Indecon 2020. REF: 822495



Approximate Area = 859 sq ft / 80 sq m  
 For identification only - Not to scale

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444



Kings Road  
 Kingston upon Thames KT2 5HX



**Guide Price £750,000**

- Terrace house
- South facing garden
- Off street parking
- Three bedrooms
- North Kingston location

- Well presented internally
- EPC rating - C
- Council Tax Band - D

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

## Description

A delightful three bedroom Victorian terraced home situated in the heart of North Kingston's prime residential area, within a short walk of Richmond Park. The property offers impressive original period features giving it plenty of character and charm as well as the opportunity to extend on the ground floor (subject to the relevant planning permissions). The ground floor comprises of a stunning bright reception room with wooden flooring, fitted shutters and fireplace leading onto a dining room opened onto a modern country style kitchen. To the rear of the property is a family bathroom with separate bath and shower. To the upper floors there are three double bedrooms with the master in the loft complete with en-suite shower room. Externally there is off street parking to the front and a fantastic south facing garden to the back. Viewings are highly recommended to really appreciate what this property has to offer!

## Situation

Kings Road is situated in this premier North Kingston location between Richmond Park, Canbury Gardens and the River Thames. The property is convenient for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities.

