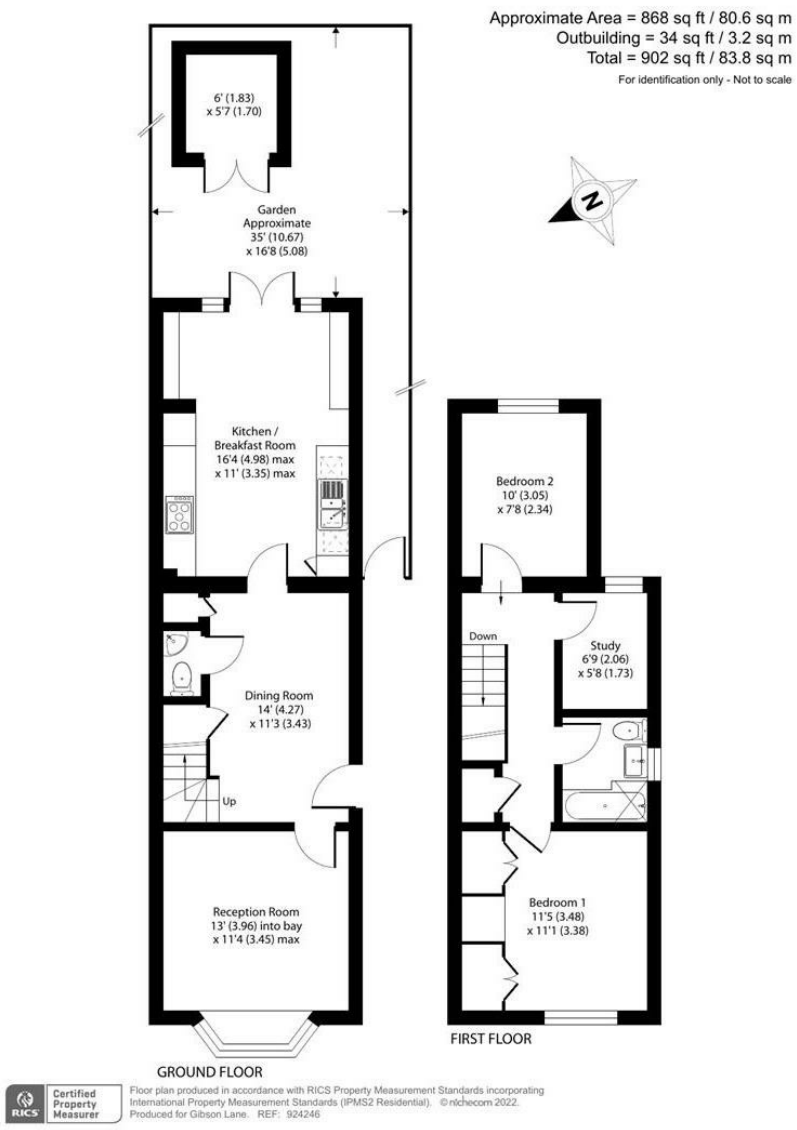


gibson lane

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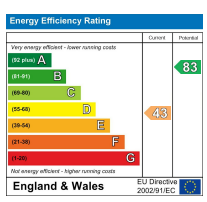


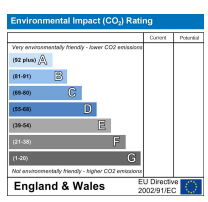


**Important Information**
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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
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## Guide Price £825,000

- Victorian Detached Home
- Three Bedrooms
- High Internal Specification
- Sought After Location
- Moments from Kingston Station
- Open Plan Kitchen/Dining
- Scope to Expand (STNC)
- EPC Rating - E
- Council Tax Banding - E

* Tenure: Freehold

* Local Authority: Kingston upon Thames

## Description

An attractive brick fronted detached Victorian villa offering pleasant views over a green to the front. This lovely property has been internally renovated to a high standard to include new built in cupboards, new bathroom, new carpeting and re-decoration throughout and provides accommodation approaching 900sqft. The ground floor contains a front reception room with bay window, large hallway/dining room, downstairs WC, and the real hub of the house, a stunning 16ft kitchen/dining/family room with double doors leading directly to the landscaped 35ft rear garden with good storage shed. The first floor offers a lovely master bedroom with bespoke wardrobes, modern bathroom, study/cot room and an additional bedroom. There is also a vast loft space, fantastic for storage, but could also be converted subject to necessary consent (STNC). Internal viewings are highly recommended to fully appreciate what this delightful home has to offer.

## Situation

Elm Road is a sought after residential address situated in the popular North Kingston area and ideally positioned between Richmond Park & the River Thames. Approximately half a mile distance away is Kingston town centre with its extensive range of shopping facilities and station with its direct link into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. The immediate area is well served by many highly regarded local schools.