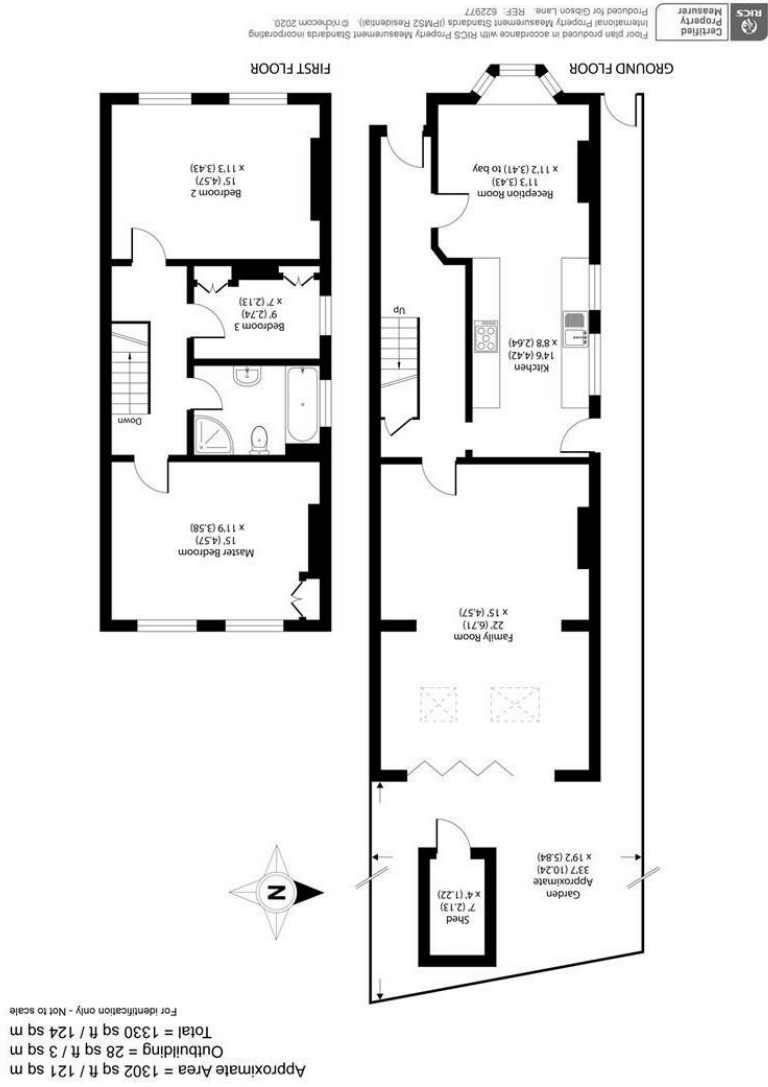
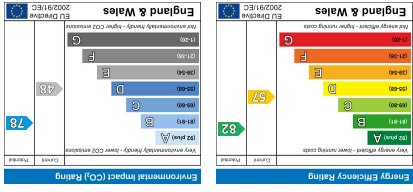


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
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23 Chatham Road  
 Kingston Upon Thames KT1 3AB



## Chatham Road

Kingston Upon Thames KT1 3AB

Asking Price £895,000

An attractive detached Victorian family residence presented to a high standard with many fine period features and ideally located moments from Norbiton Village and station.

### Description

A delightful detached Victorian Villa with generous accommodation in excess of 1300 sqft, presented to a high standard internally with many fine period features. The spacious ground floor footprint is ideal for family living and entertainment, featuring a terrific 22' x 15' double reception room with bi-folding doors leading directly onto the delightful and rather secluded rear garden, with stone patio, ideal for alfresco dining. The upper floor offers 3 bedrooms (2 large doubles) and a modern fitted bathroom room with separate shower. There is tremendous potential (subject to consent) to convert the loft, which would provide an additional 1/2 bedrooms and bathroom. Viewings are highly recommended to appreciate what this fine home has to offer.

### Situation

Chatham Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. 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, riding schools and private and public health clubs.

**Tenure:** Freehold  
**Local Authority:**

