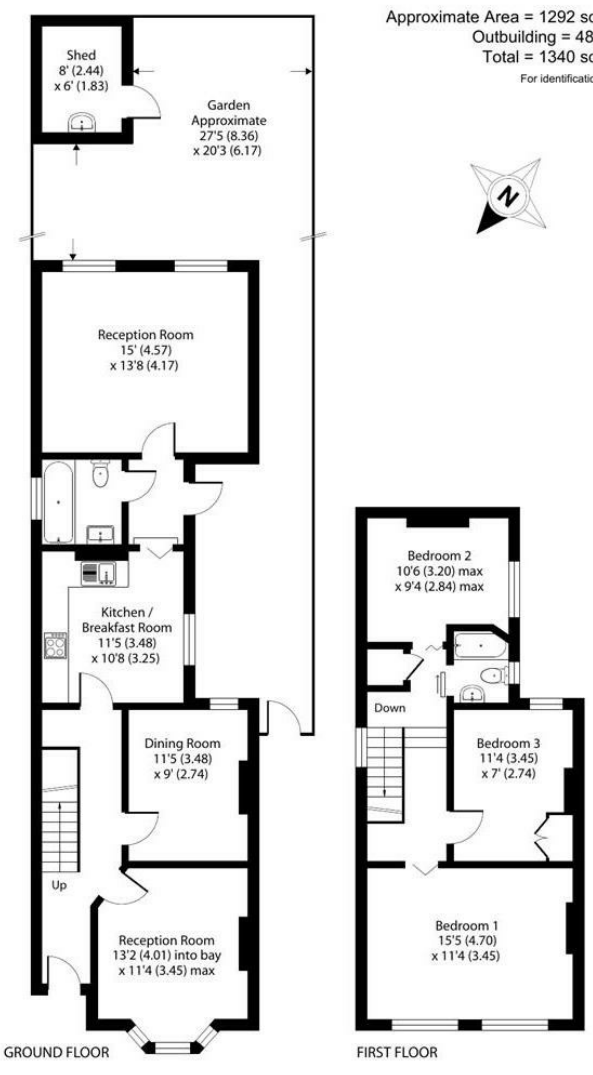

Approximate Area = 1292 sq ft / 120 sq m
Outbuilding = 48 sq ft / 4 sq m
Total = 1340 sq ft / 124 sq m
For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 817002

gibson lane

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Kingston upon Thames
Surrey
KT2 5ED
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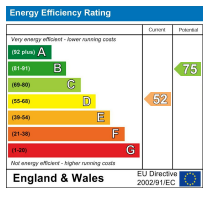

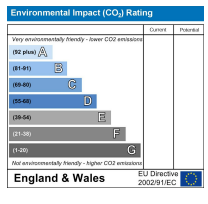

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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 £1,050,000

- Detached Victorian Villa
- Off Road Parking
- Three Double Bedrooms
- South Facing Garden
- Potential to Extend (STPP)
- North Kingston Location
- EPC - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive detached brick fronted Victorian villa offering tremendous potential (subject to consents) for improvements, & loft conversion to form a terrific family home approaching 2000 square foot. The current arrangement which is approaching 1300 square foot provides a larger than average ground floor footprint to include 3 spacious reception rooms and a kitchen/breakfast room. The first floor offers three double bedrooms, the generous master bedroom measures 15'5. there is also a family bathroom. Externally the property benefits from a southerly aspect rear garden and side patio, there is also the distinct advantage of off street parking for 1/2 cars - an ideal space for charging electric vehicles. Features of note include; high corniced ceilings and paneled doors, the property benefits from double glazing and a recently fitted boiler. Properties of this style offering extension potential are rarely available in this sought after location and as vendors sole agents we would thoroughly recommend a viewing at your earliest convenience - Open Day Saturday 12th March.

Situation

Kings Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. 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.