



# The Farthings

Kingston Upon Thames KT2 7PT

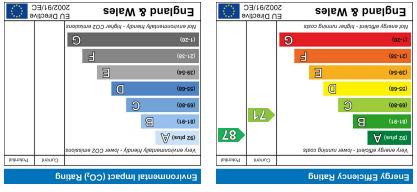
**Approximate Gross Internal Area 882 sq ft - 82 sq m**  
 Ground Floor Area 441 sq ft - 41 sq m  
 First Floor Area 441 sq ft - 41 sq m



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 responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

PINK PLAN

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**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**Redress:** We hold independent redress with Property Redress

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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.





## Guide Price £785,000

- Terraced House
- Three Bedrooms
- Family Bathroom
- Allocated Parking Space
- Stunning open plan Modern Kitchen/Dining and Reception room
- Downstairs WC
- Gated Development
- Two Sets of Bifold Doors
- EPC Rating -C
- Council Tax Band - E

Tenure: Freehold  
Local Authority: Kingston upon Thames

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

### Description

An attractive terraced house with well balanced accommodation approaching 900sqft arranged over two floors. Internally the property is immaculately presented and offers a fantastic layout, perfect for modern day living. The ground floor provides a modern kitchen, WC and a marvellous rear reception room spanning an impressive 19ft wide with two sets of glass bi-folding doors that open up onto the delightfully landscaped rear garden. The first floor offers three double bedrooms, all with built in cupboards and a family bathroom. An internal viewing is highly recommended to truly appreciate what this charming home has to offer!

### Situation

The Farthings is a sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. 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 sectors.

