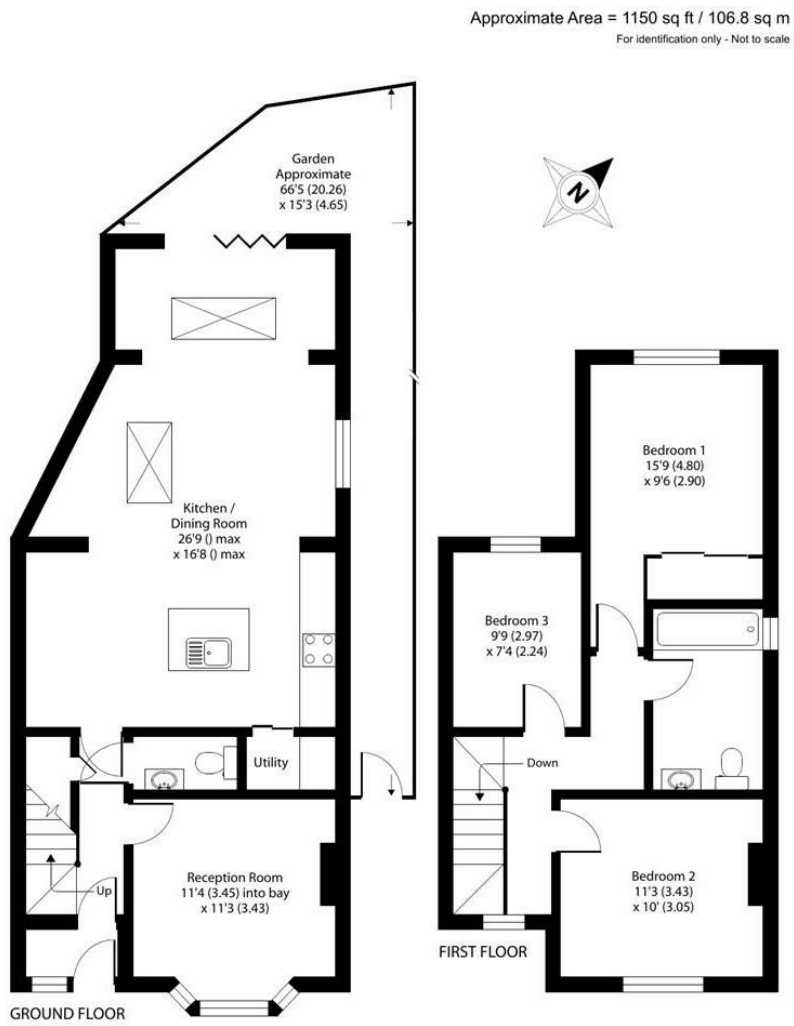
Elm Road

Kingston Upon Thames KT2 6HY



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 606123

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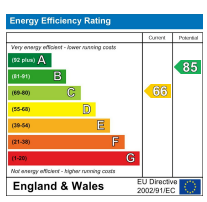

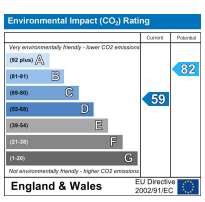

Important Information

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 £1,025,000

- Victorian Semi Detached House
- North Kingston Location
- Excellent Local Schools
- Three Double Bedrooms
- Sympathetically Extended
- 50ft Rear Garden
- Potential to Extend (STNC)
- Council Tax Band E
- EPC Rating D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive halls adjoining semi-detached Victorian house situated on this popular road in North Kingston. The house has been beautifully extended and renovated through out providing a well balanced layout. Entering through a wide enclosed porch, the ground floor has a front reception room with bright bay window, downstairs WC, Utility Space and stunning 26'9ft kitchen/dining/family room with bi-fold doors opening on to a delightfully landscaped private rear garden. To the upper floor there are three double bedrooms and modern family bathroom. There is also the potential to extend into the loft to create a fourth bedroom and en suite (STNC)

Situation

Elm Road is 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.