



Portland Road
Kingston Upon Thames KT1 2SW

gibson lane

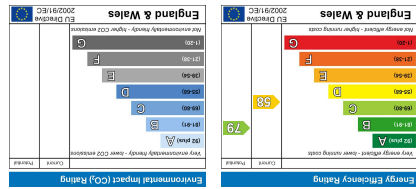
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress



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Approximate Gross Internal Area 849 sq ft - 79 sq m
Ground Floor Area 485 sq ft - 45 sq m
First Floor Area 364 sq ft - 34 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 guarantee 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.

PINKPLAN

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.

PROTECTED
The Property Ombudsman



Guide Price £675,000

- Victorian Semi Detached House
- Three Bedrooms
- Off Street Parking
- Well Presented Internally
- Potential to Extend (STNC)
- Close to Transport Links
- Period Features
- EPC Rating - D
- Council Tax Band- D

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 brick fronted Victorian semi-detached home ideally situated between Kingston and Surbiton town centres. Internally the house is presented to a great standard with plenty of gorgeous period features,. The ground floor comprises brand new custom solid wood door with Banham Locks stunning front reception room with new limestone mantle and high end Chesney Stove. and large bay window, dining room with an additional fireplace and patio doors leading out onto a private rear garden with shed. Modern Kitchen and family bathroom. The upper floor provides two double bedrooms and one large single bedroom. Further benefits include off street parking to the front, plus scope to extend into the side return and loft (subject to necessary consents).

Situation

The property is situated in Portland Road, which is a sought after residential road moments from the highly regarded St Johns school. Kingston Town centre is approximately 1/2 a mile away and Surbiton station with its fast and frequent 18 minute one stop service to Waterloo is approximately one mile away.

