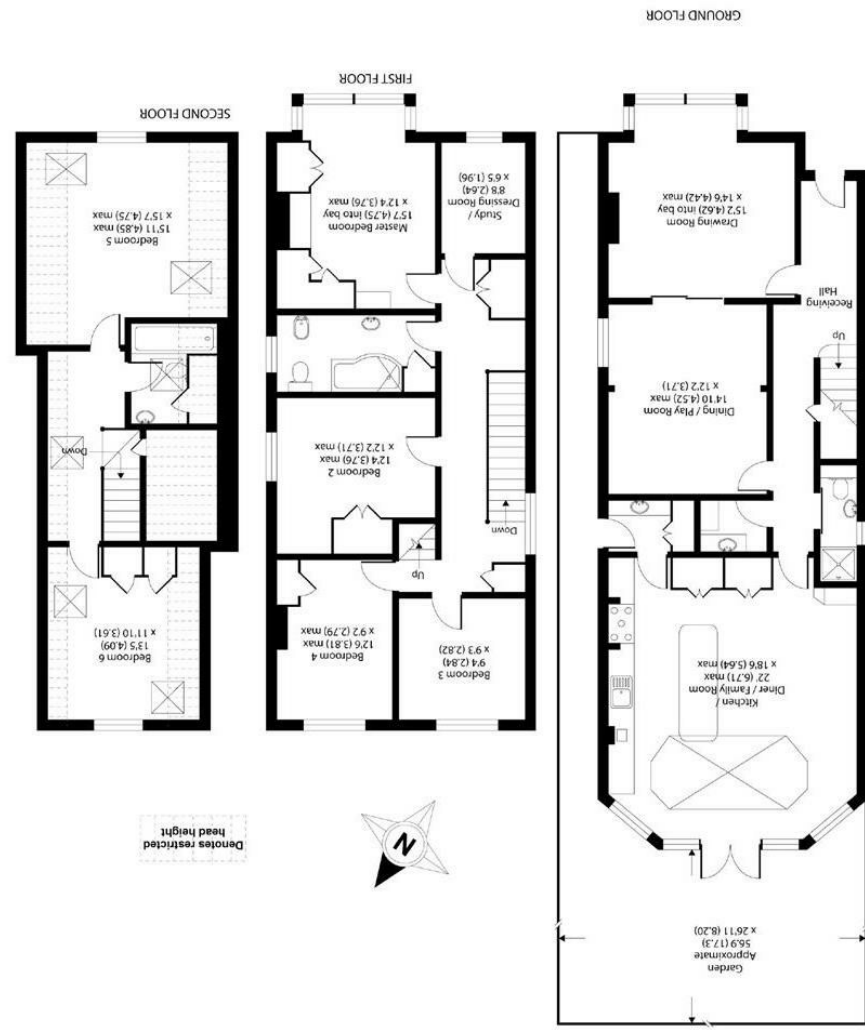


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

England & Wales	
Energy Efficiency Rating	A
Environmental Impact (CO ₂) Rating	B

England & Wales	
Energy Efficiency Rating	A
Environmental Impact (CO ₂) Rating	B



APPROX GROSS INTERNAL FLOOR AREA 2312 SQ FT 214.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444

gibson lane



Latchmere Road
 Kingston upon Thames KT2 5TP



£1,500,000

- Victorian Detached Home
- Approaching 2500sqft
- Six Bedrooms + Study
- Stunning Kitchen/Diner
- Many period features

- Off street parking
- EPC Rating E

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

The emphasis over the reconfigured ground floor is on family life & entertaining, the impressive tiled entrance hall benefits from under floor heating & the two spacious reception rooms have been recently fitted with an engineered walnut floor; the wow factor is the truly spectacular kitchen/diner/family room. The upper floors provide a well balanced arrangement of 6 bedrooms & a study complimented by 2 modern bathrooms but could easily be altered to include an en-suite facility & dressing area to the master bedroom. Externally there is a landscaped 56 rear garden & there is the distinct benefit of off street parking to the front.

Situation

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Latchmere Road is an extremely sought after address. The property is ideally situated for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops, restaurants & bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities. N.B. The owner of this property is an employee of Gibson Lane. Gibson Lane have no financial interest in the property other than our professional fees.

