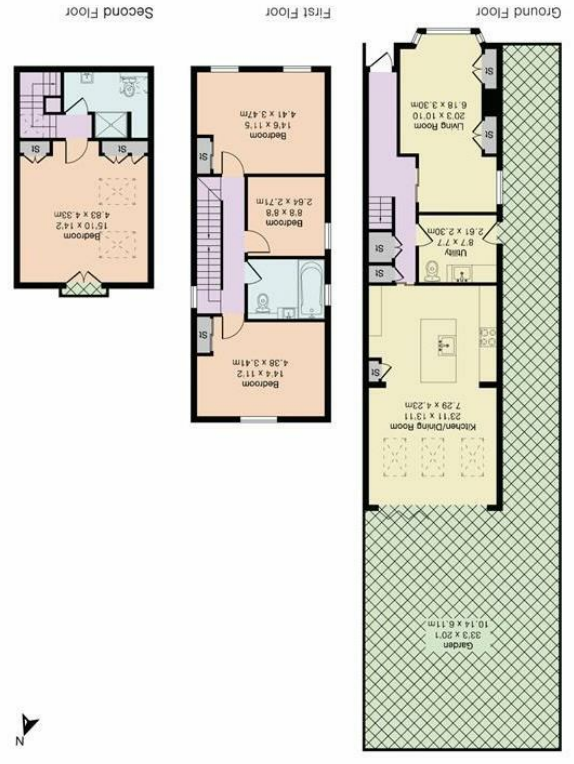


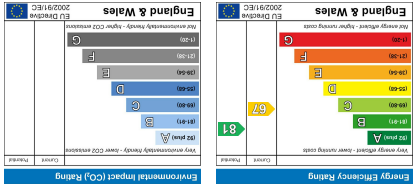


Deacon Road
Kingston Upon Thames KT2 6LS

Approximate Gross Internal Area 1625 sq ft - 150 sq m
 Ground Floor Area 734 sq ft - 68 sq m
 First Floor Area 553 sq ft - 51 sq m
 Second Floor Area 338 sq ft - 31 sq m



PINK PLAN
 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.



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 £1,300,000

- Detached Victorian Villa
- Four Double Bedrooms
- Beautifully Designed and Finished Internally
- Impressive Rear Garden
- Utility Room / Downstairs WC
- Open Plan 23ft Kitchen/Dining Room
- Sought After North Kingston Road
- Close to the Train Station
- Near Richmond Park
- EPC Rating - 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

This attractive detached Victorian house offers a perfect blend of classic elegance and modern living. With its beautifully designed interiors, this property has been meticulously finished throughout, ensuring a comfortable and stylish home.

This spacious home provides accommodation in excess of 1600sqft arranged over three floors. The ground floor boasts a beautiful double reception room delivering ample space for relaxation and entertaining. The heart of the home is the open plan kitchen / dining room, which is ideal for family gatherings and social occasions, contains high specification appliances and stunning bi-folding doors which lead out onto an excellent rear garden. Additionally, a separate utility room with WC ensures practicality. There is also water based underfloor heating throughout.

This remarkable property features four well-appointed bedrooms, including a brand new loft conversion that showcases an incredible master suite with shower room. This luxurious space is complemented by a charming Juliette balcony, offering delightful views.

In summary, this Victorian house on Deacon Road is a rare find, combining period charm with contemporary comforts. It is an ideal choice for families or anyone seeking a spacious and stylish home in a sought-after location. Don't miss the opportunity to make this exquisite property your own.

Situation

Deacon Road is a particularly sought after residential tree lined street within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for 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 & state sectors.

