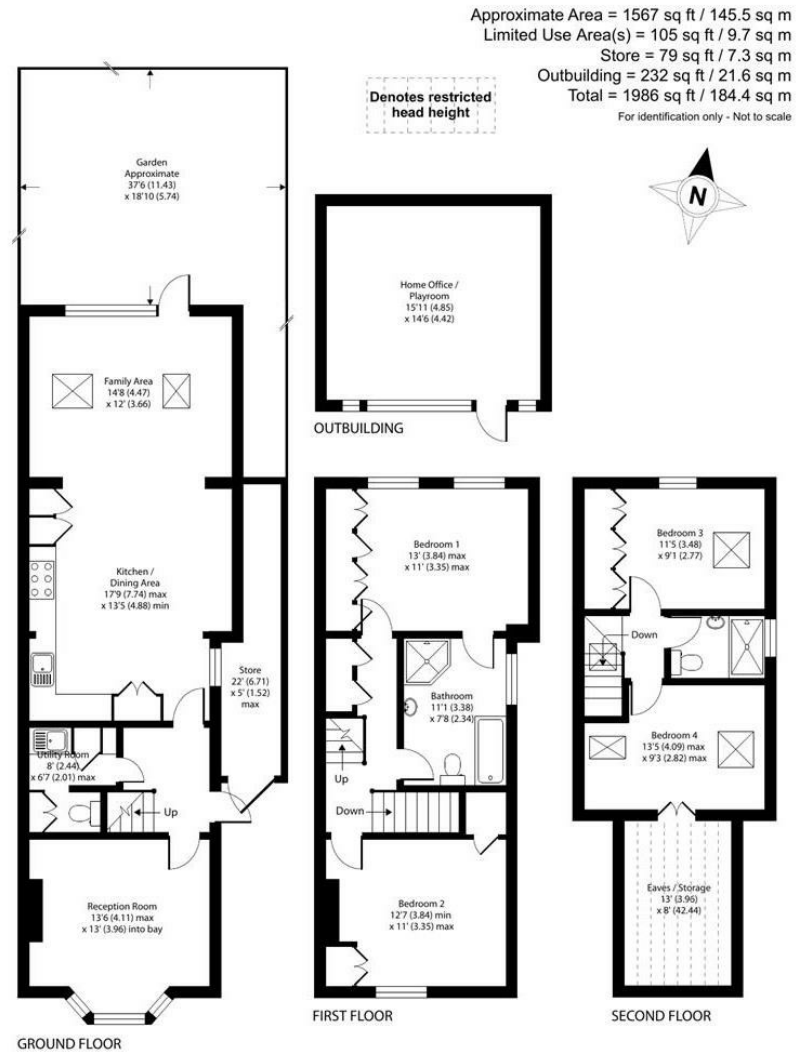

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 802258

gibson lane

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KT2 5ED
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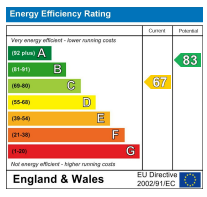
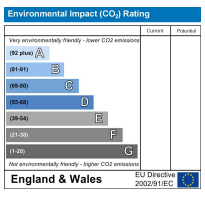
Tel: 020 8546 5444

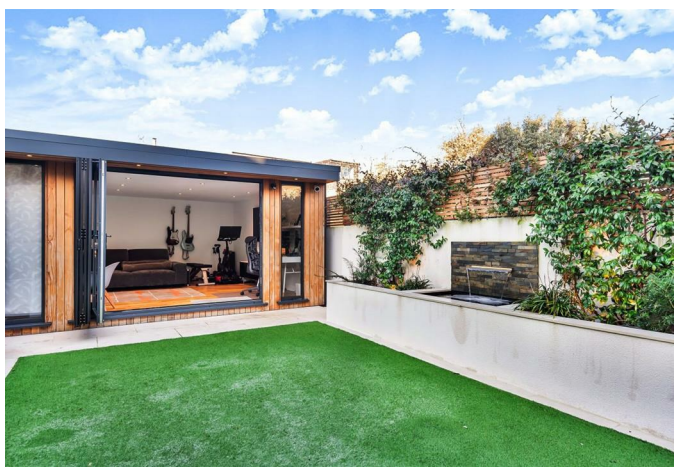


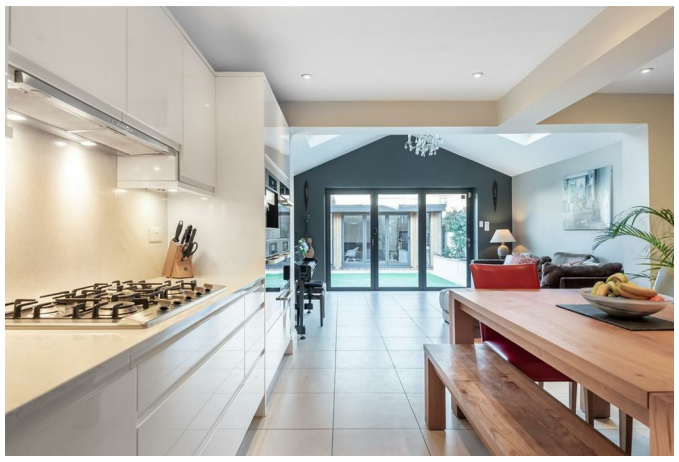


Important Information

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 | naea | propertymark PROTECTED | arla | propertymark PROTECTED





Guide Price £1,400,000

- Detached family Home
- Superbly presented
- Approaching 2000 sqft
- 4 Double bedrooms
- North Kingston Location
- Sought after road
- Stunning 32' Kitchen/diner
- 2 Bath/shower rooms
- landscaped garden & home office
- Council Tax Band E

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

This fine property has been thoughtfully designed and refurbished using the highest quality of materials to create a beautiful family home with impressive accommodation approaching a maximum of 2000 sq ft (including home office, eaves and store) arranged over 3 floors. The emphasis on the ground floor is on family life and entertaining, the wow factor is a stunning 32' Kitchen/diner/family room with an extensive range of Mele appliances, feature vaulted ceiling and bi-folding doors leading directly onto a landscaped rear garden with a generous home office/playroom. The upper floors are extremely well balanced; on the first floor there is a spacious landing with fitted storage, 2 good sized double bedrooms and a superb 11' luxury bathroom with a Villeroy & Boch suite and a walk in shower. The conversion on the top floor provides larger than average head heights and there are 2 further double bedrooms with vaulted ceilings and a well appointed shower room. There is an abundance of storage throughout the home to include a large storage room at the side. High ceilings, dual aspect windows and full height doors also make the property incredibly light, properties matching this exacting specification are rarely available in the immediate area and we would thoroughly recommend an internal inspection at your earliest convenience - Open day Saturday 25th June - viewings strictly by appointment.

Situation

The top section of Shortlands Road is a particularly sought after location in popular North Kingston, moments from Richmond Park. The property is ideally situated for both Kingston and Norbiton stations 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 the private and state sectors and the area has an extensive range of leisure facilities.