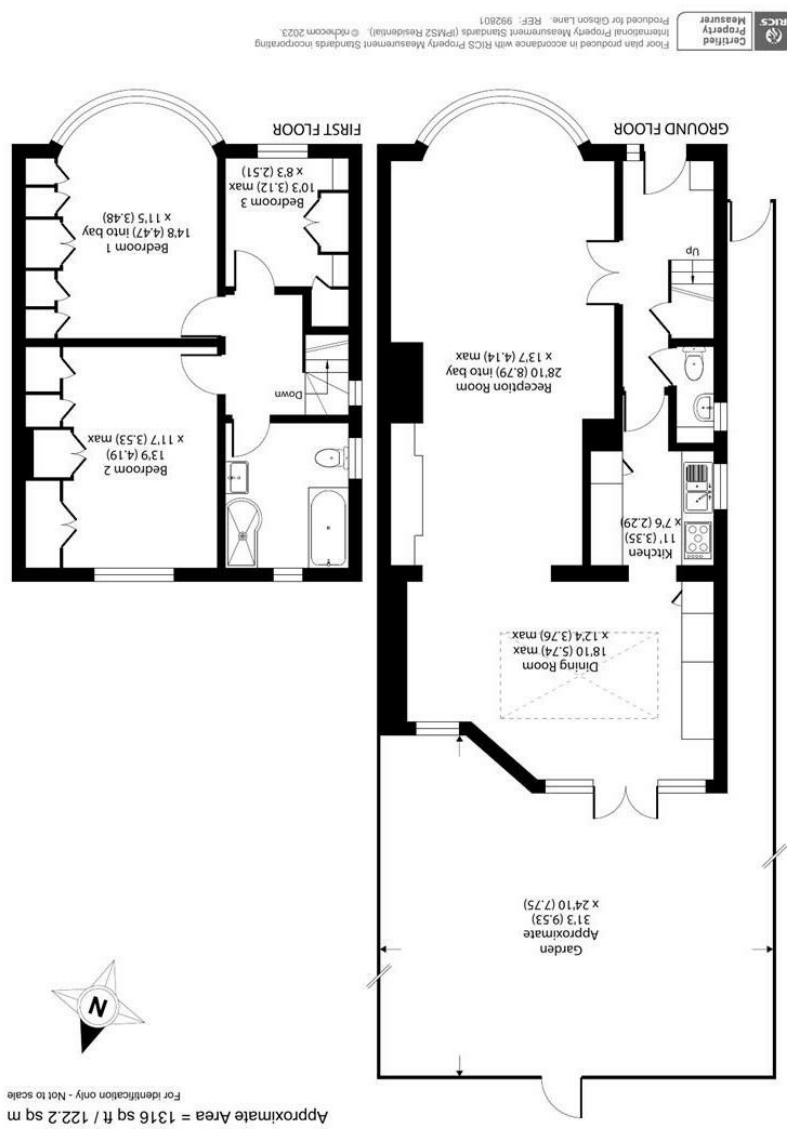


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B



**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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**Liverpool Road**  
 Kingston Upon Thames KT2 7SX



## Guide Price £1,200,000

- Semi Detached Family Home
- Stunning Open-Plan Living Space
- Three Double Bedrooms
- Two Reception Rooms
- High Specification Finish
- Off-Street Parking or Two Vehicles
- Incredible Views Over Richmond Park
- Sought After Location
- EPC Rating - D
- Council Tax Band - F

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

Situated on the highly sought-after area of Liverpool Road, Kingston overlooking Richmond Park, this charming and rarely available semi-detached house offers a perfect blend of comfort and convenience. and just a short distance from Kingston Town Centre. This beautiful family home provides ample living space and has been finished to a beautiful internal specification.

The ground floor provides an impressive double reception room, additional rear family/dining area, stylish modern fully fitted kitchen with integrated appliances and a downstairs WC. The first floor offers two generous double bedrooms with fitted wardrobes, an additional double bedroom and a modern family bathroom with separate bath & shower.

External benefits of the property include a delightful well landscaped rear garden with patio & decking area backing Richmond Park, off-street parking with space for two vehicles. With its excellent location and proximity to the stunning Richmond Park, ample living space and modern amenities, this semi-detached house on Liverpool Road presents a wonderful opportunity for those looking to settle in Kingston Upon Thames. The property is being sold with no onward chain - internal viewings are highly recommended! (NB. Photos taken pre tenancy).

### Situation

Liverpool Road is a particularly sought after location and forms part of the Liverpool Road Conservation Area of North Kingston. Kingston town centre with its wealth of shops, bars and restaurants is approximately ¾ miles away and both Kingston and Norbiton Stations are within easy access. Richmond Park with its many acres of open space is just moments away and the Thames with its pleasant riverside walks is also close by. Most importantly the property is in the catchment area for some of the towns most highly regarded schools.

