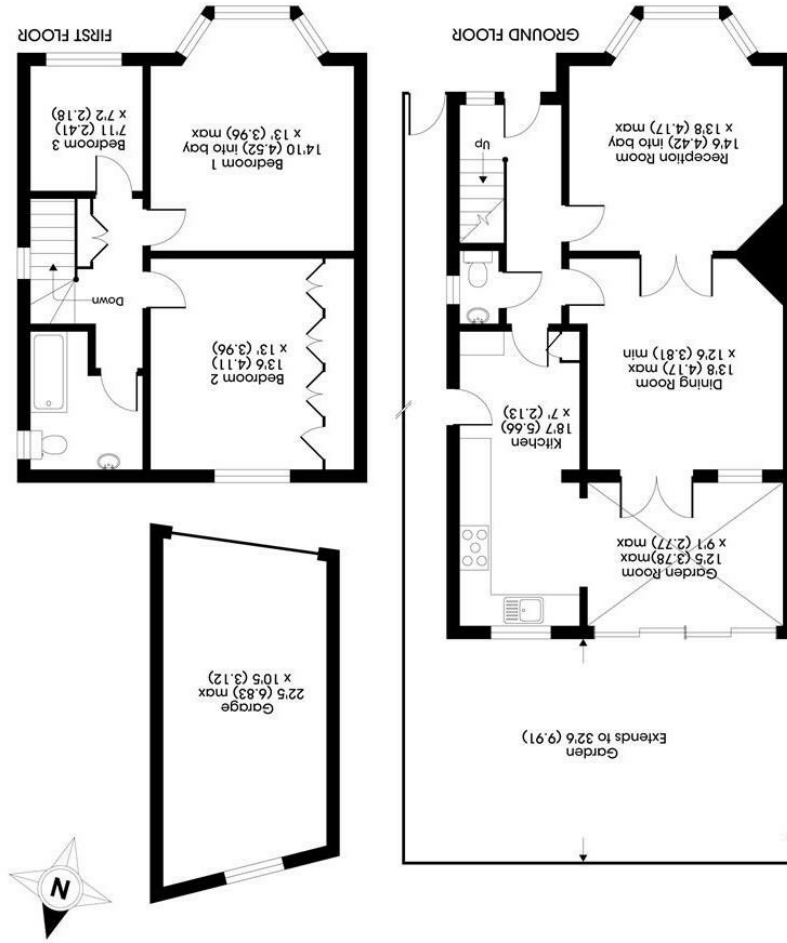


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating



APPROX. GROSS INTERNAL FLOOR AREA 1297 SQ. FT 120.4 SQ. METRES (EXCLUDES GARAGE)

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



Liverpool Road  
 Kingston Upon Thames KT2 7SX



Asking Price £1,050,000

- Semi Detached House
  - Off Street Parking
  - Garage
  - Moments From Richmond Park
  - Close to Transport Links
  - North Kingston Location
  - EPC Rating - D
- \* Tenure: Freehold                      \* Local Authority:

### Description

An elegant semi detached residence with stunning views into Richmond Park located on one of North Kingston's most sought after roads. Built circa 1930 the property is presented to a high standard and offers spacious accommodation arranged over two floors comprising three bedrooms, family bathroom, W.C, reception room, dining room, and a kitchen opening on to an attractive garden room filled with natural light. Externally there is a delightful rear garden with access to a secure garage, and to the front of the property there is off-street parking for two cars.

### 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 3/4 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.

