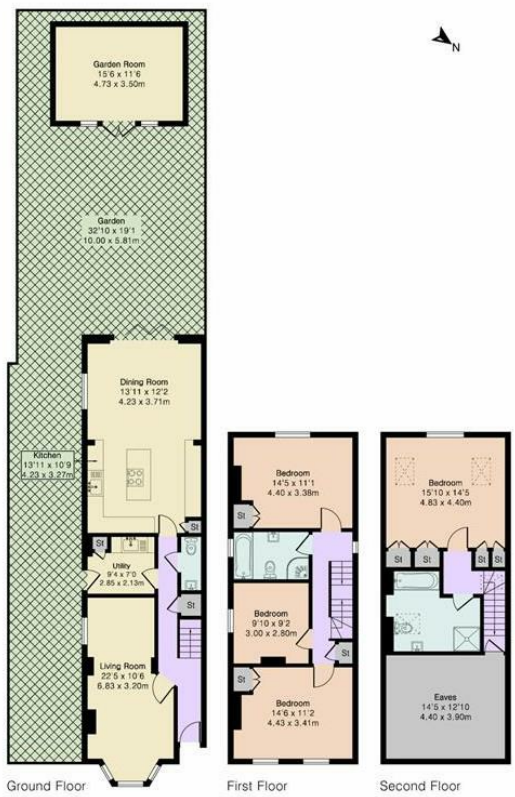
St. Georges Road

Kingston Upon Thames KT2 6DL

Approximate Gross Internal Area 1845 sq ft - 172 sq m (Including Outbuilding)
Approximate Gross Internal Area 1667 sq ft - 155 sq m (Excluding Outbuilding)
Ground Floor Area 717 sq ft – 67 sq m
First Floor Area 570 sq ft – 53 sq m
Second Floor Area 380 sq ft – 35 sq m
Outbuilding Area 178 sq ft – 17 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.

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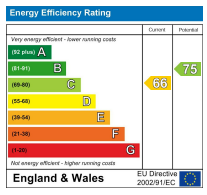
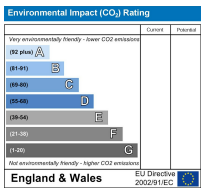
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





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
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Guide Price £1,250,000

- Victorian Detached Home
- Four Bedrooms
- Two Bathrooms
- Incredible Open Plan Kitchen
- Utility Room
- Downstairs WC
- Impressive Outbuilding
- Moments from Richmond Park
- Close to Outstanding Schooling
- 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 splendid detached Victorian home offers a perfect blend of classic elegance and modern living. With generous accommodation arranged over three floors approaching 1900sqft (including outbuilding) this stunning home offers excellent living space finished to a beautiful standard.

As you enter, you are greeted by a lovely double reception room with log burner, bay window with shutters and built in storage units. There is a downstairs WC, and separate utility room with side access. The heart of the home is the open plan kitchen / dining / living room, which creates a warm and welcoming atmosphere, perfect for family gatherings and entertaining guests. The kitchen has been fitted to a high specification and includes a large island, ideal for social gatherings, quality appliances, mood lighting, plenty of cupboard space and a wine fridge.

The first floor hosts three generous bedrooms and a family bathroom, with the top floor boasting a lovely principle suite complete with built in wardrobes and a modern bathroom housing separate bath and shower. Additionally, there is plenty of loft storage space in the eaves.

Externally there is a fantastic private garden facing South West ensuring plenty of natural light. An impressive outbuilding measuring 181sqft sits at the rear of the garden, perfect for a home office, additional living space, gym or storage.

Located in a desirable North Kingston Road, this home is within easy reach of local amenities, excellent schools, and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility. This Victorian gem is a rare find in the area, don't miss the opportunity to make this exceptional property your new home. Contact us now to arrange your appointment.

Situation

St. Georges Road is a sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. 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 and state sectors.