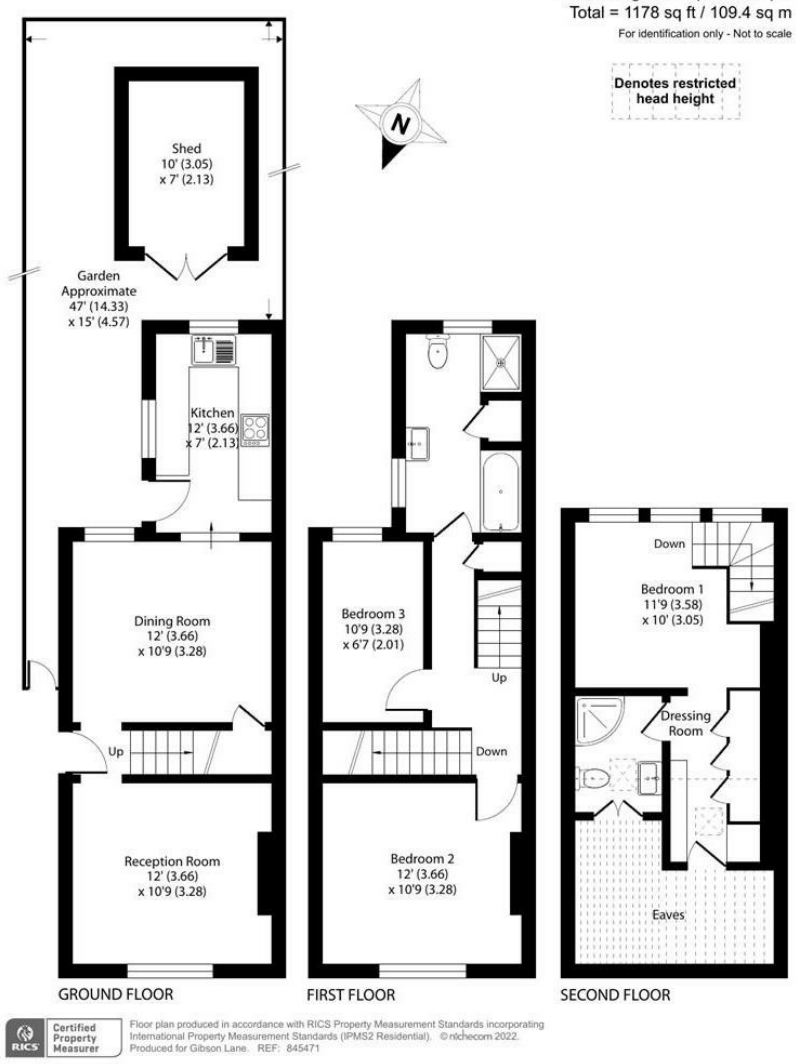
Approximate Area = 974 sq ft / 90.5 sq m
Including Limited Use Area(s) = 134 sq ft / 12.4 sq m
Outbuilding = 70 sq ft / 6.5 sq m
Total = 1178 sq ft / 109.4 sq m
For identification only - Not to scale



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: 845471

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
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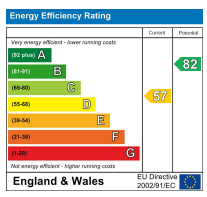
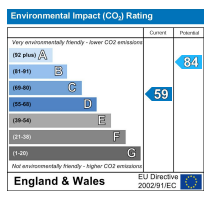
Tel: 020 8546 5444





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
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Guide Price £725,000

- NO ONWARD CHAIN
- Victorian Semi Detached Home
- Three Bedrooms
- Moments from Excellent Primary Schools
- 45ft+ South Facing Rear Garden
- Potential to Extend (STNC)
- North Kingston Location
- Close to Richmond Park
- EPC Rating - D
- Council Tax Band - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

SOLD WITH NO ONWARD CHAIN!

An attractive Victorian semi detached home situated in this sought after North Kingston Road moments from Richmond Park and excellent primary schools, ideal for young families. The property offers accommodation in excess of 1000sqft arranged over three floors. The ground floor comprises of two spacious reception rooms and a modern fitted kitchen with direct access to a sunny 45ft South facing rear garden. The first floor consists of two bedrooms and large bathroom with separate shower and bath. The master bedroom is located on the top floor and benefits from an en-suite shower room and ample storage. For those looking to expand the property further, there is enormous potential to extend on the ground floor, subject to necessary consents (STNC), to create a beautiful open plan kitchen/dining/living space. Viewings are highly recommended!
(N.B - Some photos taken pre tenancy July 2023)

Situation

Elm Road is a popular residential road conveniently situated for Norbiton Station, Richmond Park and 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 and state sectors, these include Latchmere, Fern Hill, the German School, Kingston Grammer, Greycourt and Tiffin boys & girls.