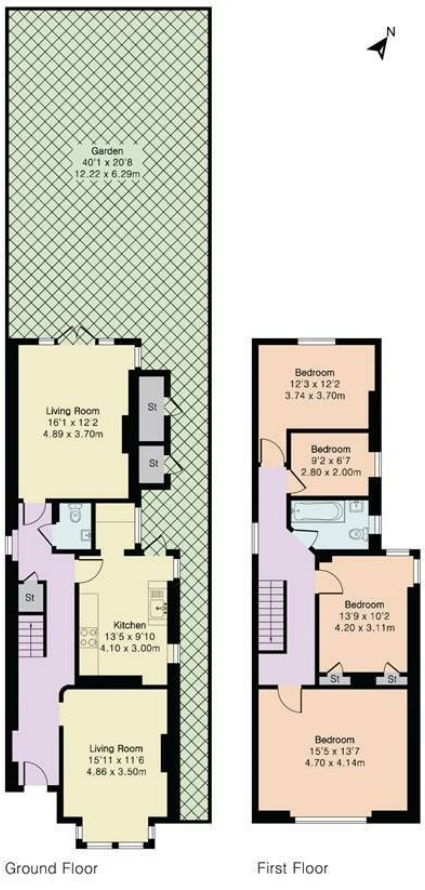


Lower Kings Road

Kingston upon Thames KT2 5JA

Approximate Gross Internal Area 1450 sq ft - 135 sq m
Ground Floor Area 743 sq ft – 69 sq m
First Floor Area 707 sq ft – 66 sq m



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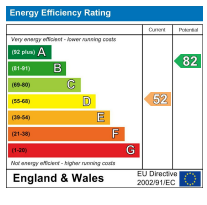
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

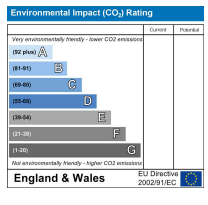
Redress: We hold independent redress with Property Redress

PINKPLAN

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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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

- Detached Period Family Home
- Four Bedrooms
- Off Street Parking
- No Onward Chain
- Potential to Extend (STNC)
- River Road location
- North Kingston
- Close to Transport Links
- EPC Rating - E
- Council Tax Bands - G

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

An exceptional four-bedroom detached period home, enviably positioned on one of the area's most sought-after riverside roads, just moments from the River Thames. Offering approximately 1,450 sqft of naturally spacious accommodation, the property combines an impressive existing footprint with outstanding potential for further enlargement (STNC).

The ground floor is arranged around a welcoming entrance hall and features two generous reception rooms. To the front, an elegant square bay window creates a bright and characterful living space, while the rear reception room opens directly onto the private garden through glazed patio doors. A separate kitchen with adjoining utility area, guest WC and useful side storage complete this floor.

Upstairs are three well-proportioned double bedrooms, a family bathroom and a versatile fourth bedroom or study. Period features enhance the home's inherent charm, while its generous proportions present considerable scope to extend across the ground floor and into the loft, subject to the necessary consents.

Outside, the property benefits from off-street parking, convenient side access and a delightful private rear garden—an increasingly rare combination in such a desirable location.
With its detached setting, substantial natural footprint and exceptional potential, this is a rare opportunity to create a truly outstanding long-term family home moments from the Thames. Viewings are highly recommended.



Situation

Lower Kings Road is a popular residential road and is one of the sought after North Kingston River Roads. Conveniently positioned a short walk from Kingston Town Centre and Station, Richmond Park and just a few hundred yards from the delightful Canbury Gardens and the River Thames. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.



