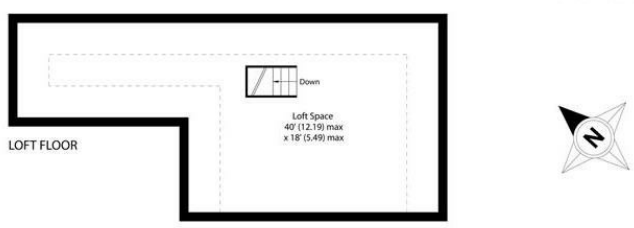
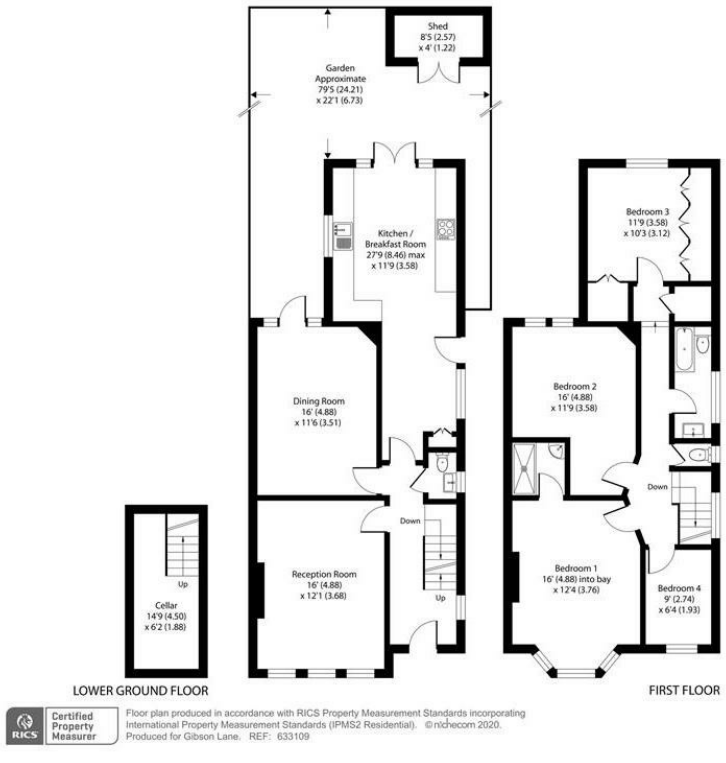
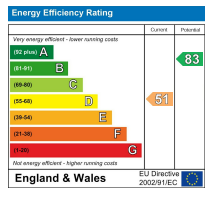
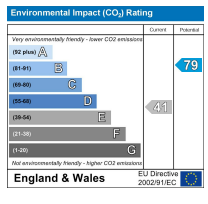
Approximate Area = 1629 sq ft / 151 sq m (excluding loft)
Loft Area Including Limited Use Area = 574 sq ft / 53 sq m
Total = 2203 sq ft / 204 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Gibson Lane. REF: 633109





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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
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Homersham Road

Kingston Upon Thames KT1 3PL

Guide Price £1,100,000

A stunning 4 bedroom Edwardian family home with impressive accommodation in excess of 1600 sqft located in this sought after street moments from Norbiton Village and Station, for sale with the distinct benefits of a large garden and off street parking

Description

A stunning 4 bedroom Edwardian family home with impressive accommodation in excess of 1600 square feet with a wealth of striking period features to include cast iron fireplaces with tiled insert, high cornice ceilings, sash windows, large skirting boards and paneled doors. The wonderful ground floor footprint is ideal for family living and entertainment & features upon entrance a beautiful receiving hall, spacious family room, drawing room with french doors to the garden, spacious kitchen/diner/family room with recessed play area, ideal for young children. To the first floor, the master bedroom benefits from a modern en- suite shower, there are 2 further double bedrooms with views over the rear garden and a smaller bedroom current used as a home office. The generous hallway & landing, large sash windows and french doors throughout the house make the property exceptionally light and there is tremendous potential for further extension and loft conversion, subject to consent. Externally there is the distinct benefits of a large 80' rear garden and off street parking for 2 cars to the front. Properties of this size & style in this highly sought after location are rarely available and therefore a viewing is recommended at your earliest convenience to avoid disappointment.
THERE IS A COMPREHENSIVE VIRTUAL VIDEO AVAILABLE, PLEASE CONTACT GIBSON LANE FOR MORE DETAILS

Situation

Homersham Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. Kingston Town Center with superb shopping facilities, restaurants, bars and the River Thames is just a short walk away. Richmond Park with its several thousand acres of delightful parkland is also close by. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.

Tenure: Freehold
Local Authority: Kingston Upon Thames