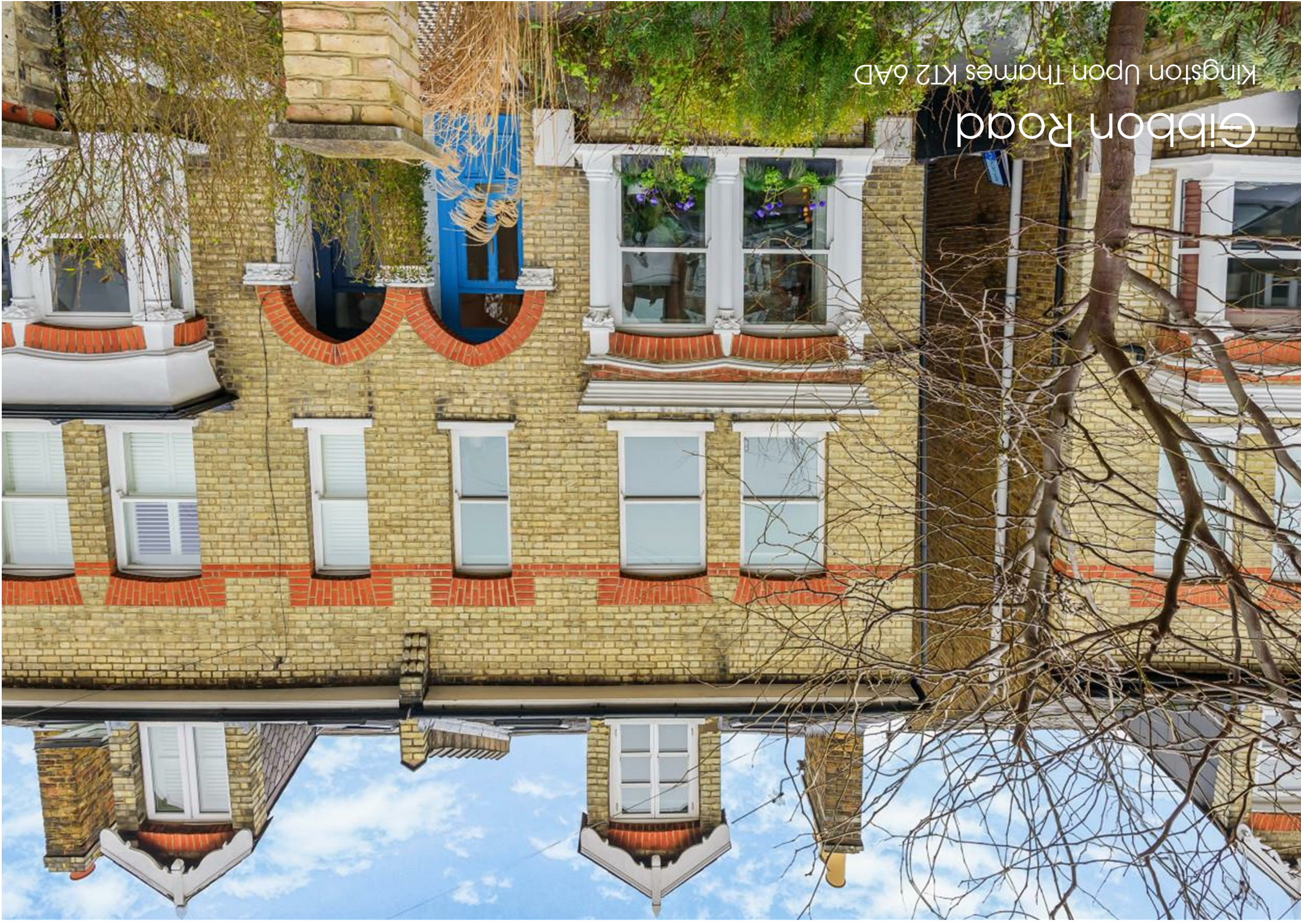

Approximate Area = 1690 sq ft / 157 sq m
Including Limited Use Area(s) = 134 sq ft / 12.4 sq m
Outbuilding = 70 sq ft / 6.5 sq m
Total = 1894 sq ft / 175.9 sq m
For identification only - Not to scale

RICS 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: 818762

gibson lane

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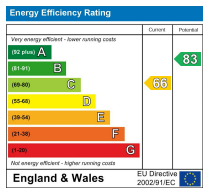
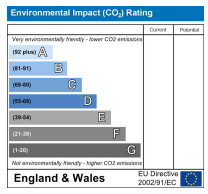
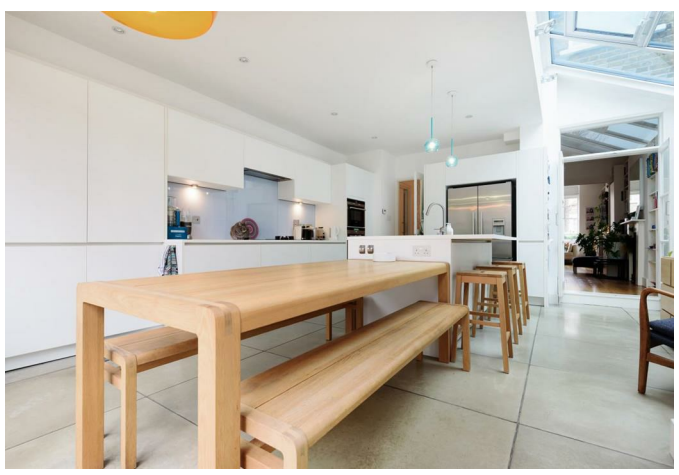




Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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



Gibbon Road

Kingston Upon Thames KT2 6AD

Guide Price £1,350,000

A beautifully finished, natural three storey family home offering five double bedrooms, three bathrooms and a stunning open plan kitchen/diner with accommodation approaching 2000sqft.

Description

An absolutely stunning halls adjoining semi detached Victorian family home situated in this sought after north Kingston Road. The property is presented to an exceptional standard throughout with accommodation approaching 2000 sq ft arranged naturally over three floors. The ground floor consists of a beautiful double reception room with lot of period features and square bay window, downstairs WC, utility room and a breathtaking open plan kitchen/diner with bi-fold doors leading out to a delightful landscaped rear garden. The first floor offers a lovely master bedroom with en-suite bathroom, two further double bedrooms and a modern family bathroom with separate bath and shower. The top floor provides two more spacious double bedrooms and another luxurious bathroom. Further benefits of this fantastic property include plenty of storage throughout, side access, large shed in the rear garden and a lovely front garden. This property has the benefit of being sold with no onward chain and viewings are highly recommended to see what this incredible home has to offer!

Situation

Gibbon Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for 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 sector.

Tenure: Freehold
Local Authority: Kingston Upon Thames