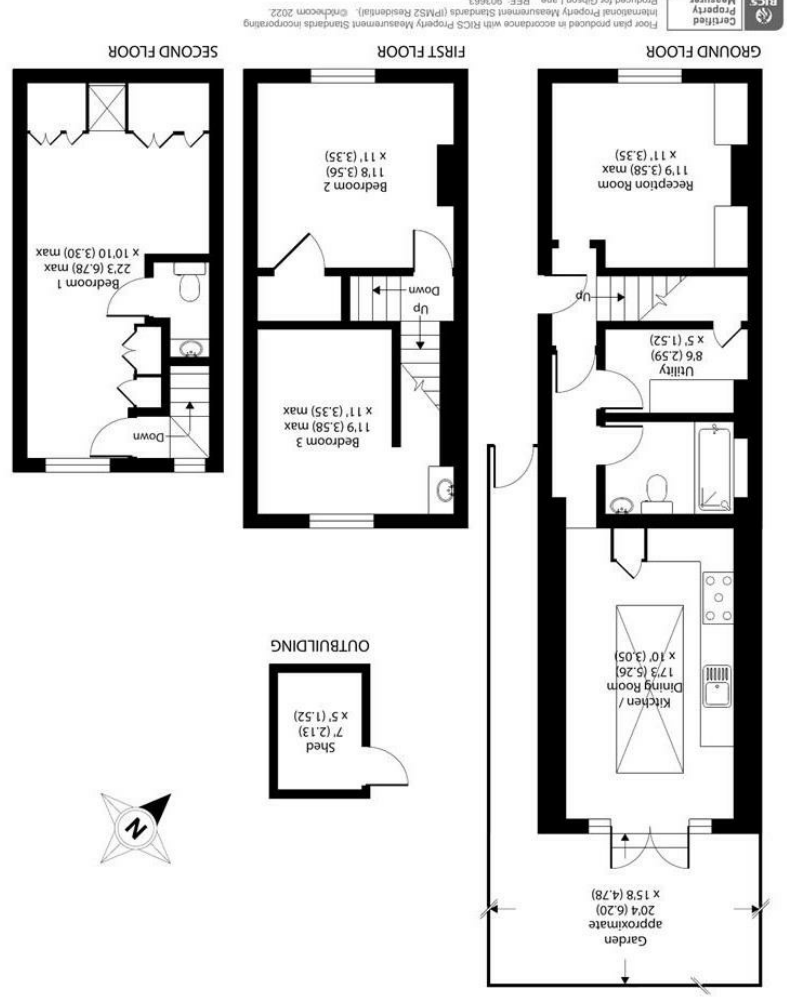


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V



Approximate Area = 1001 sq ft / 92.9 sq m  
 Outbuilding = 35 sq ft / 3.3 sq m  
 Total = 1036 sq ft / 96.2 sq m  
 For identification only - Not to scale

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 6ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444



Princes Road  
 Kingston upon Thames KT2 6AZ



**Guide Price £780,000**

- End of Terrace Victorian House
- Three Bedrooms
- Well Presented Internally
- Close to Richmond Park
- Southerly Aspect Garden

- North Kingston Location
- EPC Rating - D
- Council Tax Band - D

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

## Description

An attractive brick fronted Victorian end of terrace family home presented to an excellent standard. The property has been sympathetically extended over the years creating a well balanced and light family home with accommodation in excess of 1000 sqft. The ground floor comprises of a front reception room with feature fireplace, utility room, modern family bathroom and a stunning open plan kitchen/dining room with patio doors leading directly onto a delightful southerly aspect rear garden. To the upper floors there are three double bedrooms and additional toilet in the loft room.

## Situation

Princes 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.

