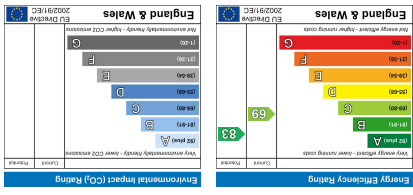
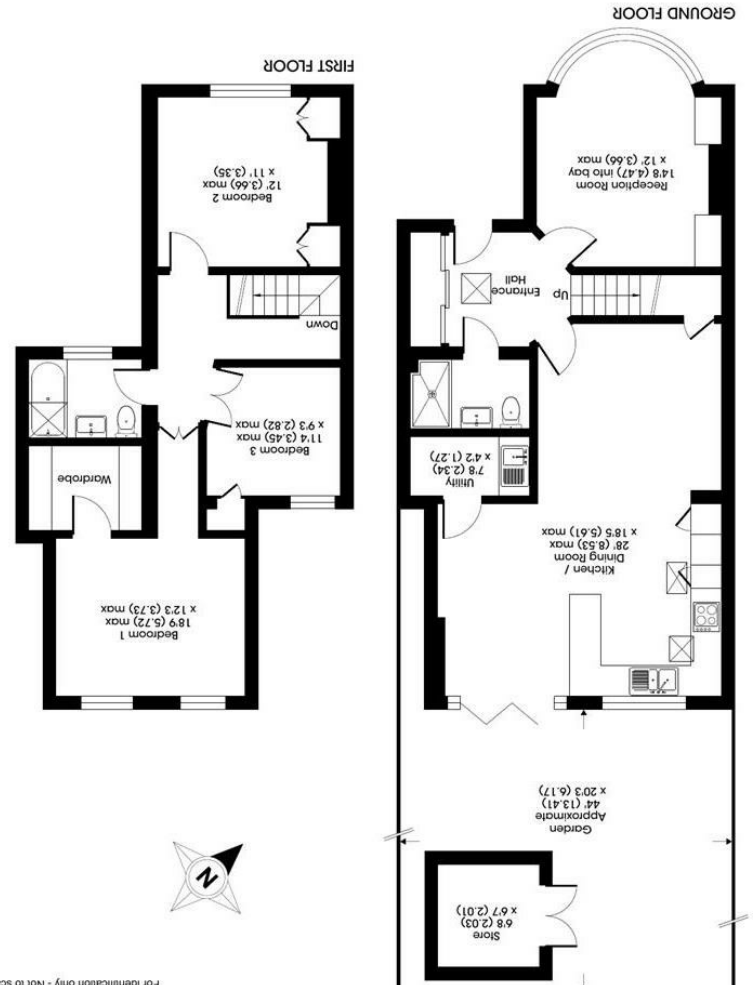


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) © ndkcom 2022.



Approximate Area = 1252 sq ft / 116 sq m
 Outbuilding = 44 sq ft / 4 sq m
 Total = 1296 sq ft / 120 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



Bearfield Road
 Kingston upon Thames KT2 5ET



Guide Price £950,000

- Period Family Home
- Off Street Parking
- 44ft Private Rear Garden
- Impressive Open Plan Ground Floor Layout
- 3 Bedrooms / 2 Bathrooms
- Scope to Extend (STNC)
- Secondary River Road
- North Kingston Location
- EPC Rating - C
- Council Tax Banding - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive brick fronted family home situated on this sought after secondary river road in North Kingston moments from the River Thames. This lovely home has been extended over the years to create spacious accommodation in excess of 1250 sqft arranged over two floors. The ground floor layout works perfectly for entertaining and family life with an impressive open plan kitchen/living/dining Room spanning 28ft by 18.5ft with bi-folding doors leading out onto a fantastic southerly aspect rear garden. There is also a lovely front reception room with stunning bay window, generous entrance hall with plenty of built in cupboard space plus a downstairs bathroom and separate utility room. To the upper floor there are three bedrooms and modern family bathroom plus excellent loft storage. There is huge scope to expand subject to necessary consent (STNC). Externally there is the added bonus of off street parking to the front.

Situation

Bearfield Road is one of the sought after secondary river roads located in the popular North Kingston area, which is conveniently situated for Kingston town centre and station. Richmond Park with its many acres of open space is close by and the Thames with its pleasant riverside walks is moments 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 and Tiffin boys & girls.

