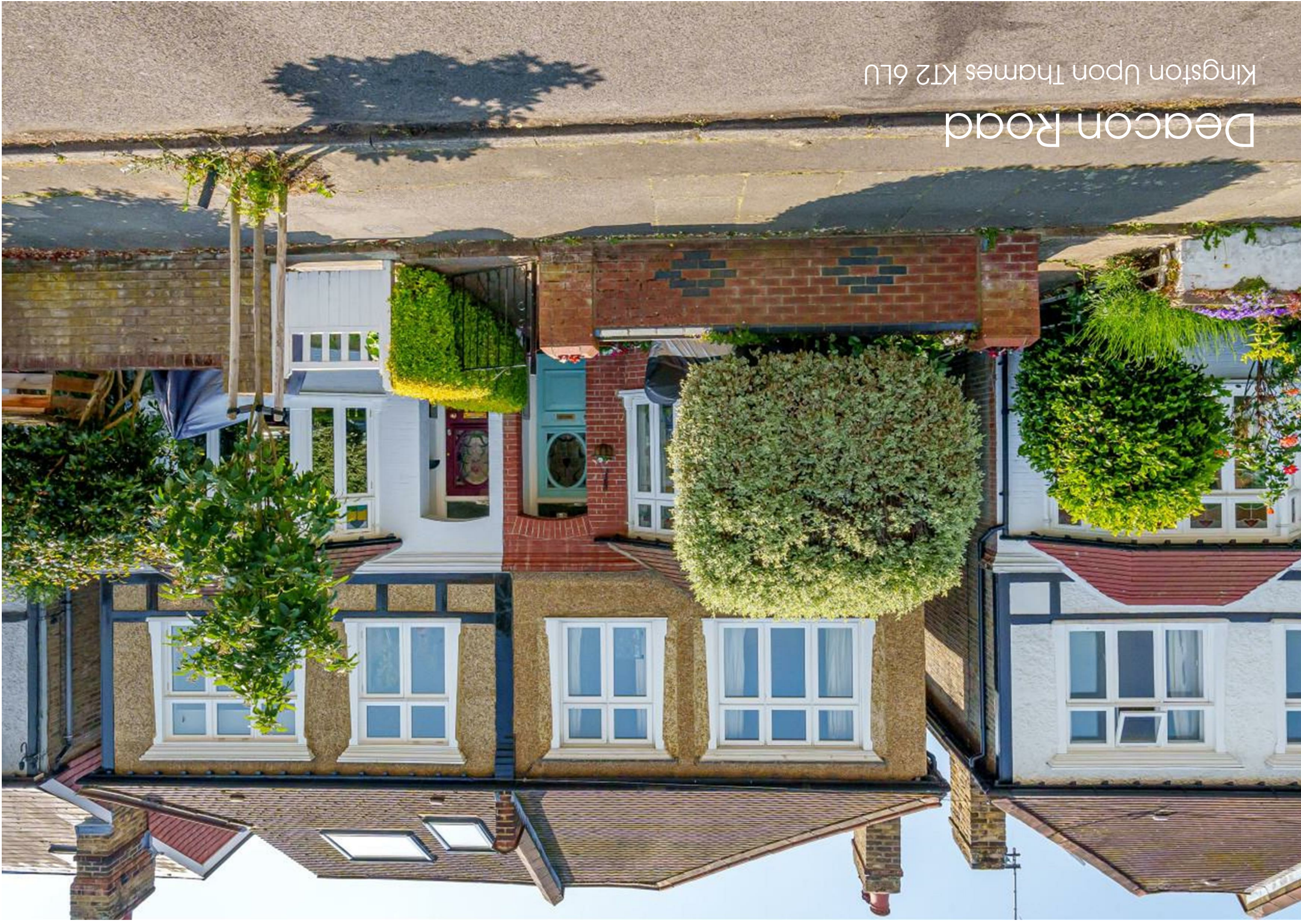
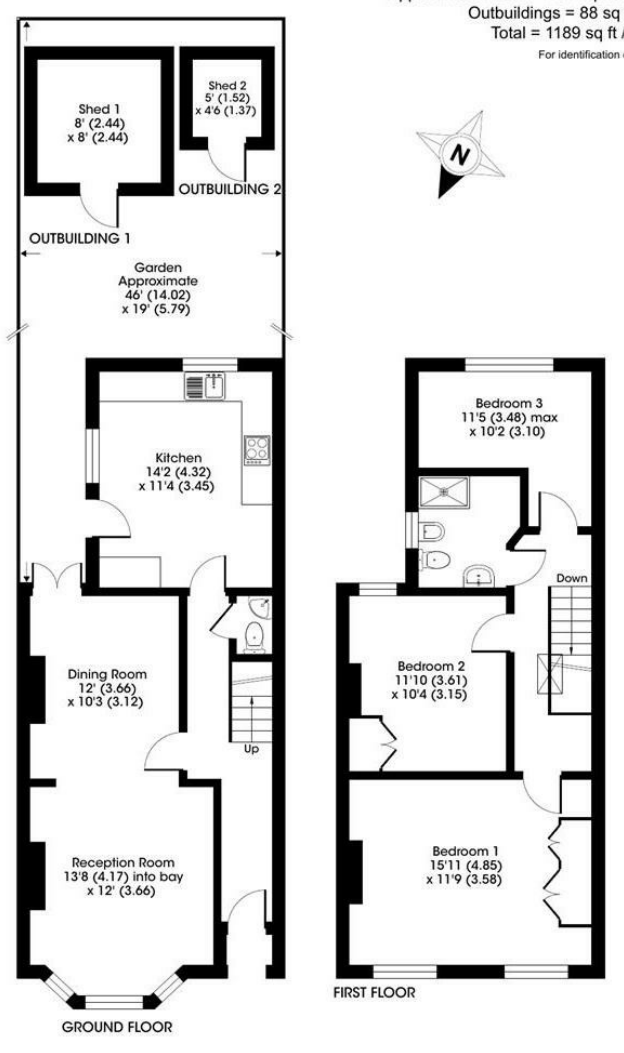


Deacon Road

Kingston Upon Thames KT2 6LU

Approximate Area = 1101 sq ft / 102.2 sq m
Outbuildings = 88 sq ft / 8.1 sq m
Total = 1189 sq ft / 110.3 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 993922

gibson lane

34 Richmond Road
Kingston upon Thames
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KT2 5ED
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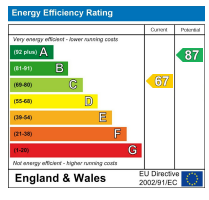

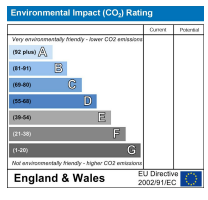

Important Information

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
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Guide Price £1,000,000

- Halls Adjoining Semi Detached House
- Three Bedrooms
- Downstairs WC
- Huge Extension Potential (STNC)
- South Facing Garden
- Close to Transport Links
- North Kingston Location
- Council Tax Band - F
- EPC Rating - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A charming three bedroom Edwardian semi-detached home in one of North Kingston's most sought after roads offering an abundance of character and charm with spacious accommodation in excess of 1100 sq ft plus potential to expand further into the loft and to the side and rear (STNC) to create a substantial family home towards 2000 sq ft. The property comprises of a large double reception room with bay window and fireplace, downstairs WC and a fully fitted kitchen with direct access onto a 46ft south facing rear garden with two sheds. The first floor provides three bedrooms and a modern shower room. Viewings are highly recommended to appreciate what this wonderful home has to offer.

Situation

Deacon Road is a particularly sought after residential tree lined street within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. 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 & state sectors.