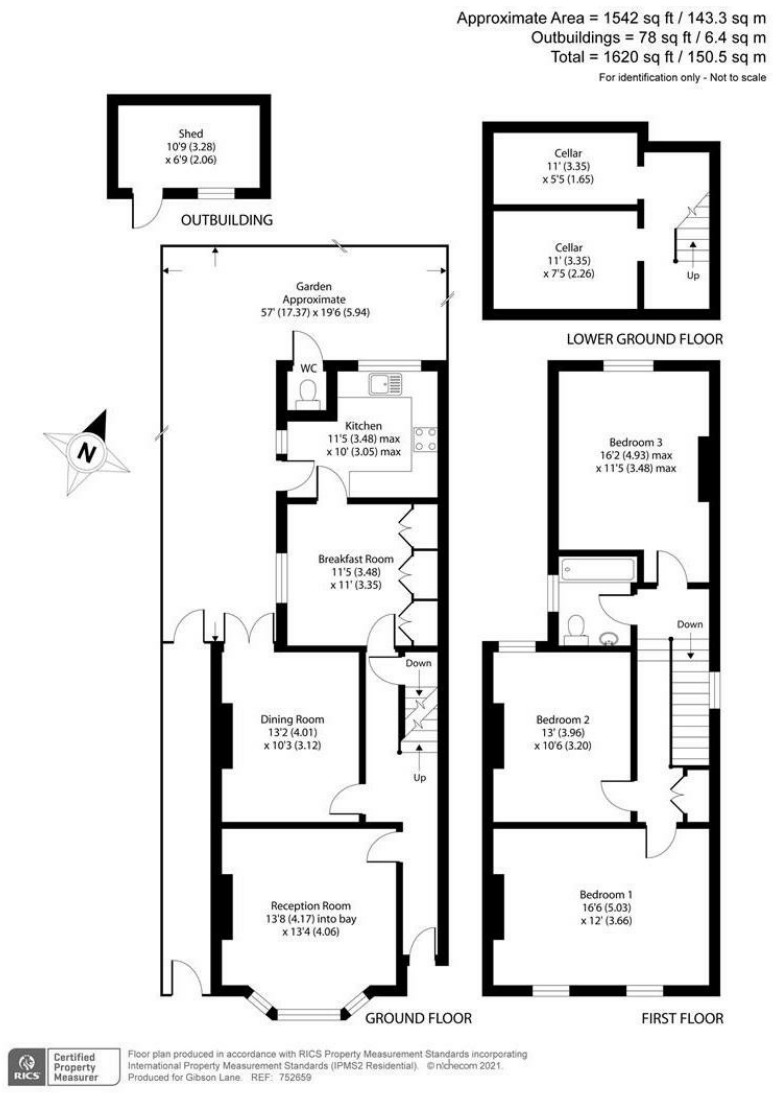
Gibbon Road

Kingston Upon Thames KT2 6AD



gibson lane

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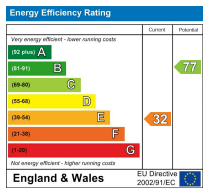

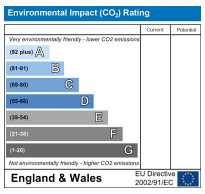

Important Information

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
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Kingston Upon Thames KT2 6AD

Guide Price £1,100,000

A unique detached Victorian villa situated in this sought after North Kingston road offering a significantly larger than average footprint to provide exceptional accommodation in excess of 1500 square foot, tremendous potential for further extension, striking original features and off street parking.

Description

A unique detached Victorian villa offering a significantly larger than average footprint to provide exceptional accommodation in excess of 1500 square foot with a wealth of striking original features including high ceilings with decorative cornices, architraves and roses, grand cast iron fireplace and panelled doors. The generous ground floor is ideal for entertaining and enjoyment and features 3 reception rooms (ideal for working from home or an additional playroom for the children) and country style kitchen with direct access to a landscaped and secluded rear garden - larger than average and measuring almost 60' (to include the side return). There is also a spacious cellar area with reasonable head height providing terrific storage. To the upper floors the large landing gives access to 3 sumptuous double bedrooms, 2 measuring in excess of 16' and the smallest 13 x 10'6 there is also a family bathroom. Internally the property is bright and spacious with large rooms, high ceilings and many windows providing an abundance of natural light. Externally there is the distinct benefit of off street parking to the front - exceptionally valuable as a charging area for an electric car. There is planning permission granted July 2021 for a significant ground floor extension and further potential to extend into the loft (subject to consent), These extensions could provide a total footprint of approximately 2500 square foot. In summary properties of this size and style with off street parking and extension potential are rarely available and therefore we would thoroughly recommend a viewing appointment at your earliest convenience to avoid disappointment.

Situation

Gibbon Road is an extremely 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. Canbury Gardens offering pleasant walks along the River Thames is moments away and Richmond Park is within half a mile. The standard of schooling in the immediate area is excellent within both the private and state sector.

Tenure: Freehold
Local Authority: Kingston upon Thames