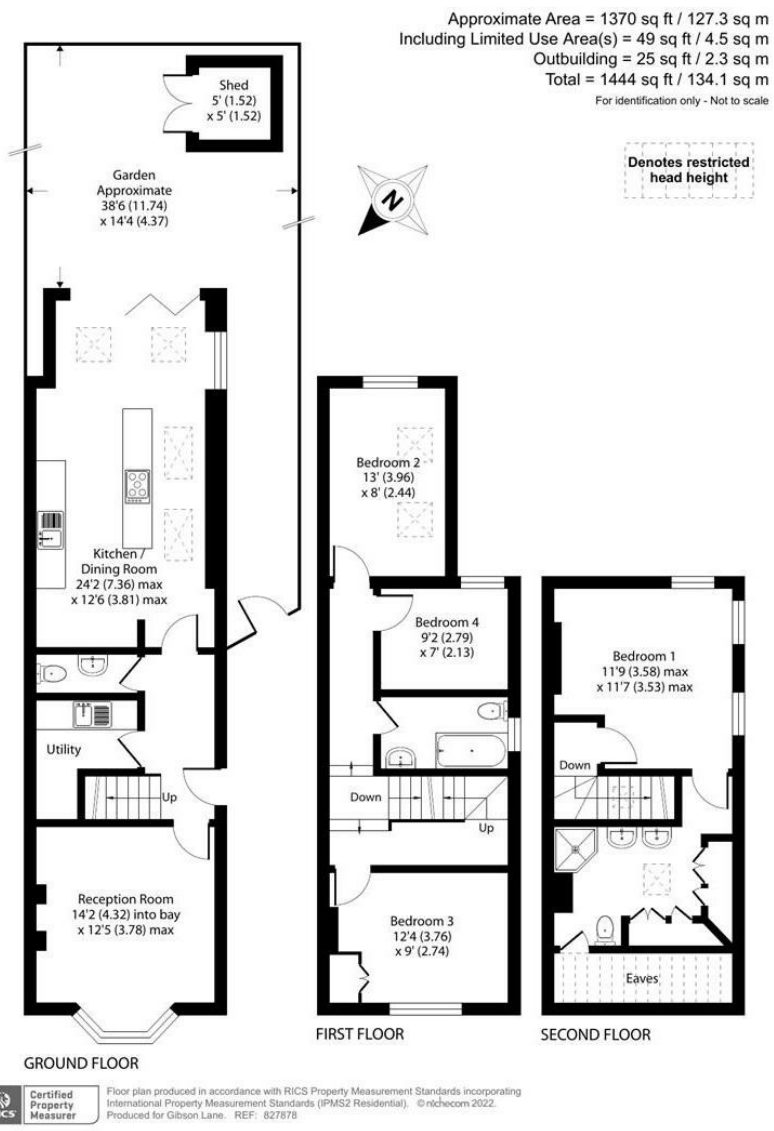

gibson lane

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KT2 5ED
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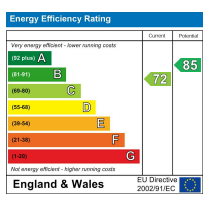
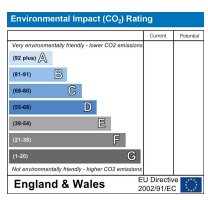
Tel: 020 8546 5444





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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Guide Price £1,050,000

- Semi Detached Family Home
- Four Bedrooms
- Stunning Open Plan Kitchen/ Diner
- Utility Room and WC
- North Kingston Location
- Council Tax Band - D
- EPC Rating - C

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

LAUNCH SATURDAY 7TH JANUARY 2023
An immaculately presented four bedroom Victorian semi detached house with accommodation approaching 1450 sq ft arranged over three floors. The property has been sympathetically extended over recent years creating a well balanced layout perfect for entertaining and family life. The ground floor comprises of a front reception room with wood burning stove, utility room, WC and stunning 24ft open plan kitchen/diner with bifold doors opening up onto a delightfully landscaped south east facing rear garden. To the upper floors there are three bedrooms and modern family bathroom on the first floor and an impressive master suite in the loft complete with fitted wardrobe and walk in shower.

Situation

Conveniently positioned between Richmond Park and the River Thames and moments from Kingston station, Elm road is an extremely sought after North Kingston address. Kingston town centre with its array of shops, leisure facilities, restaurants and bars is a short walk away. the A3 which serves both London & the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors.