Gibbon Road

Kingston Upon Thames KT2 6AE

Approximate Gross Internal Area 1096 sq ft - 103 sq m
(Including Outbuilding)
Approximate Gross Internal Area 938 sq ft - 88 sq m
(Excluding Outbuilding)
Ground Floor Area 619 sq ft – 58 sq m
First Floor Area 319 sq ft – 30 sq m
Outbuilding Area 158 sq ft – 15 sq m

gibson lane

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34 Richmond Road
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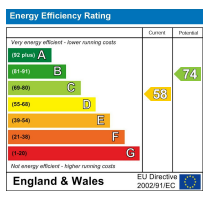
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

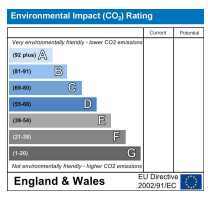
Redress: We hold independent redress with Property Redress

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

gibson lane





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 £825,000

- Detached Victorian Villa
- Two Bedrooms
- Well Presented Internally
- Planning permission granted for loft, side and rear extensions.
- Outbuilding with Shower, basin and WC
- North kingston Location
- Close to Transport Links and Town Centre
- EPC Rating - D
- Council Tax Band - E

Tenure: Freehold

Local Authority: Kingston Upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

A delightful Victorian Detached villa situated on this sought after road in North Kingston. This fantastic home has been modernised over the years and has planning permission granted to carry out a side, rear and loft conversion. The current layout comprises of front reception room,with bay window and feature fireplace , dining room and modern kitchen with shower room all on the ground floor. To the upper floor there are two double bedrooms.
Externally there is a fantastic outbuilding with shower, basin and WC and two storage areas to the front and to the side of the property.
Viewings are highly recommended to appreciate what this wonderful home has to offer!

Situation

Gibbon Road is a popular residential street ideally situated in the sought after North Kingston area, 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 and state sector.