

# Latchmere Road

Kingston Upon Thames KT2 5TT

**Approximate Gross Internal Area 1837 sq ft - 171 sq m**
**(Including Outbuilding)**
**Approximate Gross Internal Area 1607 sq ft - 150 sq m**
**(Excluding Outbuilding)**
Ground Floor Area 810 sq ft – 75 sq m
First Floor Area 501 sq ft – 47 sq m
Second Floor Area 296 sq ft – 28 sq m
Outbuilding Area 230 sq ft – 21 sq m





gibson lane

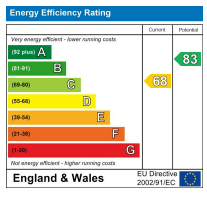
**Kingston Office**
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

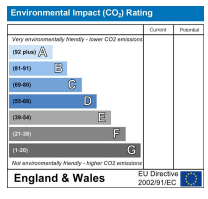
**Ham Office**
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**Redress:** We hold independent redress with Property Redress





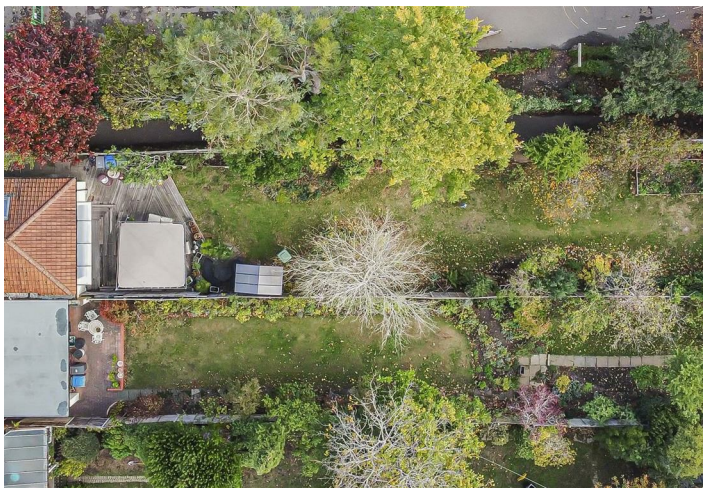
**Important Information**
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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 £1,200,000

- Impressive Sem-Detached House
- Incredible 130ft Southerly Aspect Rear Garden
- 28ft Open Plan Kitchen
- Four Bedrooms
- Two Bathrooms
- Well Presented Internally
- Generous Outbuilding
- Sought After North Kingston Road
- Moments from Excellent Schools
- EPC Rating - D

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

Occupying a prime position on one of North Kingston's most desirable roads, this impressive semi-detached residence offers beautifully proportioned accommodation across three floors, extending to over 1,800sqft (including outbuilding). A superb 130ft south-facing garden and off-street parking further enhance its appeal.

An entrance porch opens into a welcoming hallway, leading to an elegant front reception room with bay window. At the heart of the home is an impressive open-plan kitchen, dining and living space, extending to approximately 28ft in depth and providing a generous setting for both everyday family life and entertaining.

The first floor comprises three well-proportioned bedrooms and a family bathroom. The principal bedroom suite occupies the top floor, complete with an en-suite bathroom and delightful views over the rear garden.

The exceptional south-facing garden is a particular highlight, providing excellent privacy ensuring the house is not overlooked, a real bonus for the area. Extending to approximately 130ft, it offers an expansive outdoor space rarely found in this sought-after area. An impressive outbuilding of approximately 230sqft and a separate storage shed complement the garden, while off-street parking is provided to the front.

Combining generous accommodation with an outstanding garden, this is a rare opportunity to acquire a substantial family home in a highly prized North Kingston setting. Excellent schools and parks are moments away, with the River Thames, Kingston town centre and railway station all within easy reach.

Viewings are highly recommended to appreciate the space, setting and lifestyle this lovely family home offers.



## Situation

Latchmere Road is a sought-after road in the heart of North Kingston, well-placed for both Kingston and Norbiton stations with direct services into Waterloo, as well as easy access to the A3 for London and the M25. Kingston and Richmond town centres are within easy reach, offering an excellent range of shops and restaurants, while Latchmere Recreation Ground, the River Thames, and Richmond Park are all close by. The area is also well-served by schools, with excellent options across both the state and private sectors.

