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Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	B



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.



Approximate Gross Internal Area 2494 sq ft - 232 sq m (including Outbuilding)
 Ground Floor Area 1077 sq ft - 100 sq m
 First Floor Area 889 sq ft - 83 sq m
 Second Floor Area 528 sq ft - 49 sq m
 Outbuilding Area 147 sq ft - 14 sq m

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.

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Redress: We hold independent redress with Property Redress



Latchmere Road
 Kingston upon Thames KT2 5TP



Guide Price £1,850,000

- Detached Victorian Family Home with No onward Chain
- Six Bedrooms, Two bath/shower rooms and Downstairs WC
- Off Street Parking
- 74 ft Rear Garden with outbuildings

Tenure: Freehold
Local Authority: Kingston Upon Thames

- Potential to Extend (STNC)
- Many Period Features
- North Kingston Location
- Catchment for Outstanding Schools
- EPC Rating - D
- Council Tax Band - G

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

Description

Nestled on the charming Latchmere Road in Kingston Upon Thames, this splendid detached Victorian residence offers an impressive living space exceeding 2600 square feet arranged over three floors. With its elegant architecture and spacious layout, this home is perfect for families seeking both comfort and style.

The property boasts four generously sized bedrooms on the first floor with family bathroom and additional shower room and a further two double bedrooms in the loft with a WC and sink providing ample space for family members or guests. The two reception rooms and modern kitchen are ideal for entertaining or relaxing, allowing for a seamless flow between living and social areas with the added bonus of a downstairs WC.

One of the standout features of this home is the expansive 74-foot rear garden, a delightful outdoor space perfect for children to play, gardening enthusiasts, or simply enjoying the fresh air. Additionally, the property includes off-street parking for one vehicle, adding to the convenience of urban living.

Situated within the catchment area for outstanding schools, this residence is an excellent choice for families prioritising education. The combination of its prime location, spacious accommodation, and beautiful garden makes this Victorian house a truly remarkable opportunity for those looking to settle in Kingston Upon Thames. Do not miss the chance to make this exceptional property your new home.

Situation

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Latchmere Road is an extremely sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo. It is easily accessible to the A3 serving London and the M25. Richmond Park with its hundreds of acres of delightful parkland is close by, and Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the area is excellent in state and private sectors, including Latchmere and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.

