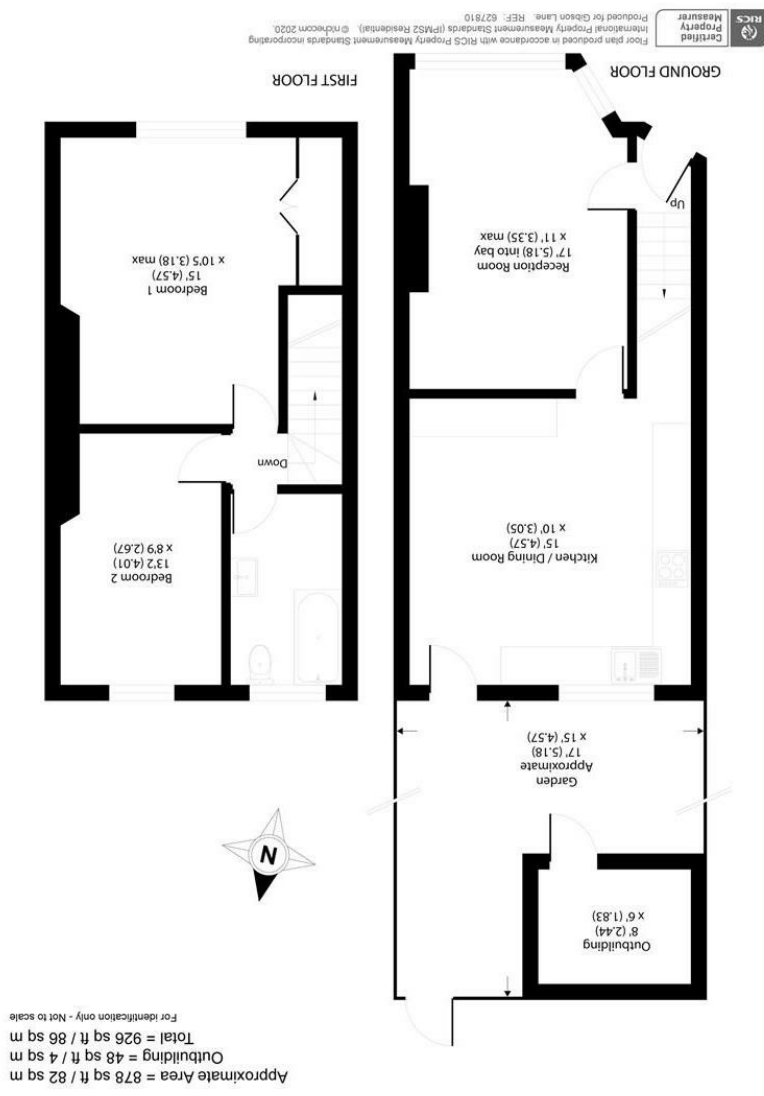


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating



34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



11 Lower Kings Road
 Kingston Upon Thames KT2 5JA



Lower Kings Road

Kingston Upon Thames KT2 5JA

Asking Price £650,000

An attractive Edwardian two double bedroom cottage presented to a high standard with the unique benefit of off-street parking and located in this sought after position just 300 yards from the delightful Canbury Gardens and the River Thames

Description

An attractive Edwardian two double bedroom cottage with impressive accommodation of almost 750 sqft, presented to a high standard throughout. The ground floor is ideal for entertainment with a large 17' reception room and 15' kitchen/diner which leads directly to a patio garden, ideal for alfresco dining. The upper floor offers an impressive 15' master bedroom with a full range of fitted wardrobes, a further double bedroom/guest room and large bathroom. There is also tremendous potential to convert the loft (subject to consent) which would provide an additional double bedroom and bathroom. Large windows and high ceilings make the property incredibly light and there are a number of period features retained. Externally there is the real benefit of off-street parking and there is also gated rear access and a large storage shed in the garden which would be ideal for keen cyclists.

Situation

Lower Kings Road is a popular residential road and is one of the sought after North Kingston River Roads. Conveniently positioned a short walk from Kingston Town Centre and Station, Richmond Park and just a few hundred yards from the delightful Canbury Gardens and the River Thames. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

Tenure: Freehold

Local Authority: Kingston Upon Thames

