Approximate Area = 1299 sq ft / 120.6 sq m
Limited Use Area(s) = 37 sq ft / 3.4 sq m
Outbuildings = 125 sq ft / 11.6 sq m
Total = 1461 sq ft / 135.6 sq m
For identification only - Not to scale

Denotes restricted head height

N

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Gibson Lane. REF: 1229921

gibson lane

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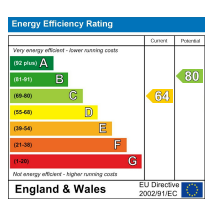

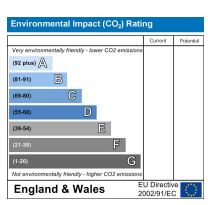

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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 £999,950

- Charming Three Bedroom Period Family Home
- Finished to an Impeccable Standard Internally
- Beautiful Open Plan Kitchen/Dining/Living Room
- Outbuilding for Home Office / Gym
- Superb Principle Bedroom with En-suite
- Spacious Accommodation Approaching 1500sqft
- Downstairs WC | Separate Utility Room
- Moments from Richmond Park
- North Kingston Location
- EPC Rating - D | Council Tax Banding - D

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A beautifully presented Victorian home offering a perfect blend of classic elegance and modern convenience. Situated just a stone's throw from the picturesque Richmond Park this exceptional residence has been completed renovated and extended by the current owners to a very high specification, creating a superbly finished family home providing a total accommodation of 1461sqft arranged over three floors.

The ground floor provides a welcoming entrance hall with convenient space for jackets/shoes, a cozy front reception room with real log burning fireplace and bay window, utility room and WC and the real hub of the house, an incredible open plan kitchen/dining/living room to the rear spanning an impressive 20'9ft featuring central island perfect for entertaining guests. This room contains large skylights and bi-folding doors allowing in plenty of natural light. Externally there is a well landscaped rear garden, home office and storage shed.

Upstairs provides a double bedrooms with built in wardrobes to the front, middle bedroom and a modern bathroom with separate bath and shower. The top floor boasts a rather special master bedroom with a luxurious en-suite bathroom and unique part vaulted ceiling.

There is also plenty of storage throughout the property including in the eaves. This is certainly a beautiful home which is both functional and stylish whilst retaining it's period character and charm, catering to the needs of contemporary family living. With its close proximity to Richmond Park and its impressive features, this is a must see!

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.