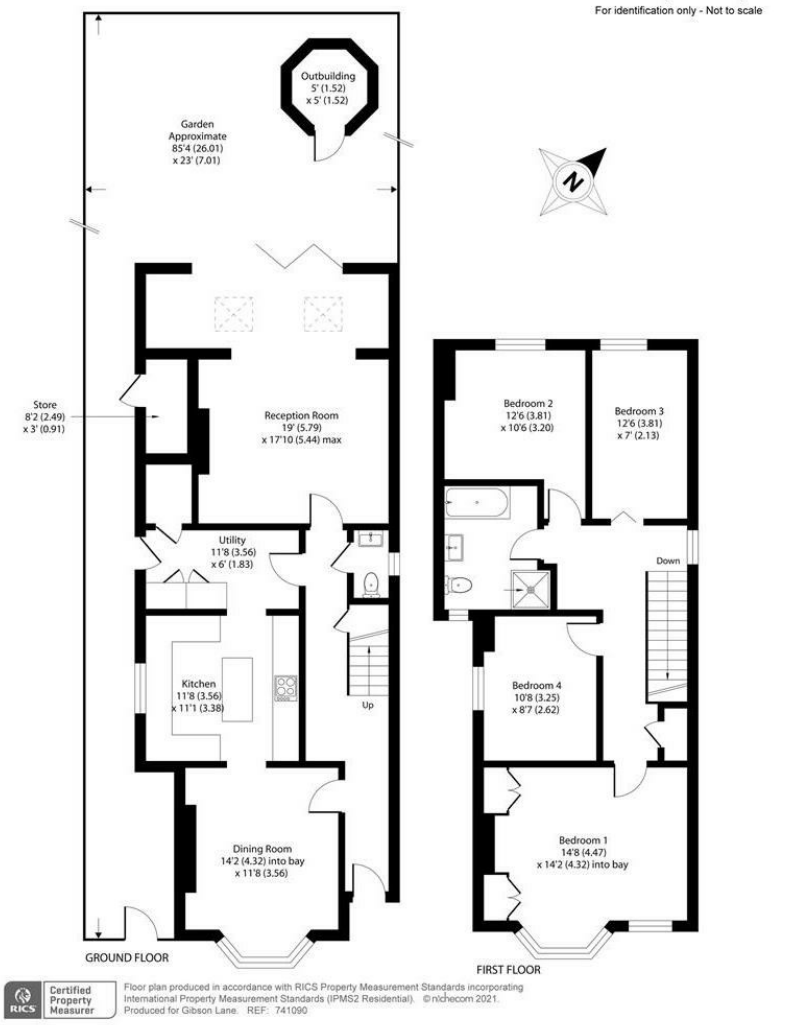
# St. Albans Road

Kingston Upon Thames KT2 5HH

Approximate Area = 1592 sq ft / 148 sq m
Outbuilding = 51 sq ft / 5 sq m
Total = 1643 sq ft / 153 sq m
For identification only - Not to scale




RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
Produced for Gibson Lane. REF: 741090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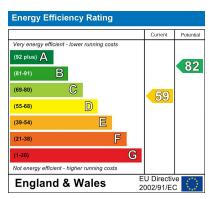
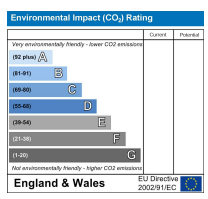



## Important Information

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 | naea | propertymark PROTECTED | arla | propertymark PROTECTED

# St. Albans Road

Kingston Upon Thames KT2 5HH

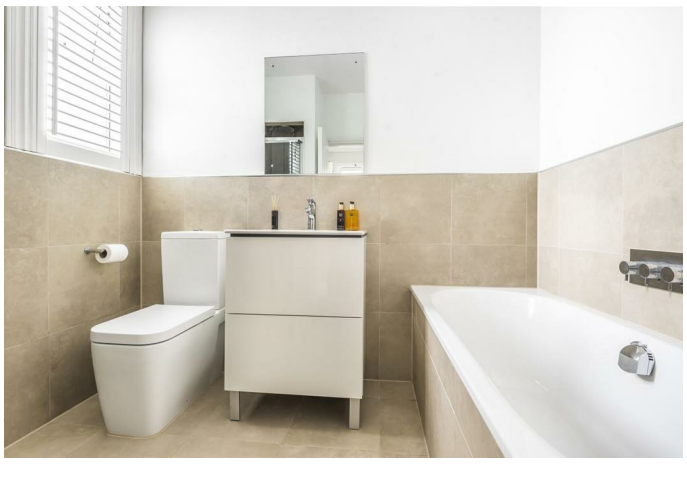
## Guide Price £1,250,000

An elegant detached double bay fronted Edwardian residence situated on this sought after North Kingston Road.

## Description

An elegant double bay fronted Edwardian detached family home with accommodation approaching 1650 sq ft arranged over two floors. The property has been extended over recent years and perfectly blends contemporary style with Edwardian charm. The ground floor works perfectly for family life and entertaining incorporating a stunning open plan kitchen/diner to the front with utility room and downstairs WC. To the rear of the property is an impressive double reception room with patio doors leading out onto a delightfully landscaped westerly aspect rear garden. To the upper floor there are four bedrooms and modern family bathroom. There is also the added bonus of potential to extend into the loft (STNC). Externally there is off street parking to the front and storage to the side.

## Situation

Located in this premier North Kingston road within close proximity of Richmond Park and moments from Canbury Gardens and the River Thames, St Albans Road is an extremely sought after address. Kingston town centre with its array of shops, bars, restaurants and station is within three quarters of a mile distance. The A3, which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include Latchmere, Fernhill, the German School and Tiffin boys and girls. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private and public health clubs.

**Tenure:** Freehold
**Local Authority:**