Lower Kings Road

Kingston Upon Thames KT2 5JA

Approximate Area = 1484 sq ft / 137.9 sq m
Including Limited Use Area(s) = 40 sq ft / 3.7 sq m
Outbuilding = 109 sq ft / 10.1 sq m
Total = 1633 sq ft / 151.7 sq m
For identification only - Not to scale

Denotes restricted head height

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 1011632

gibson lane

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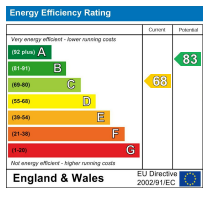

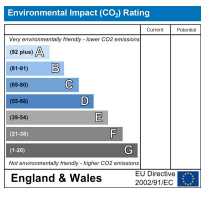

Important Information

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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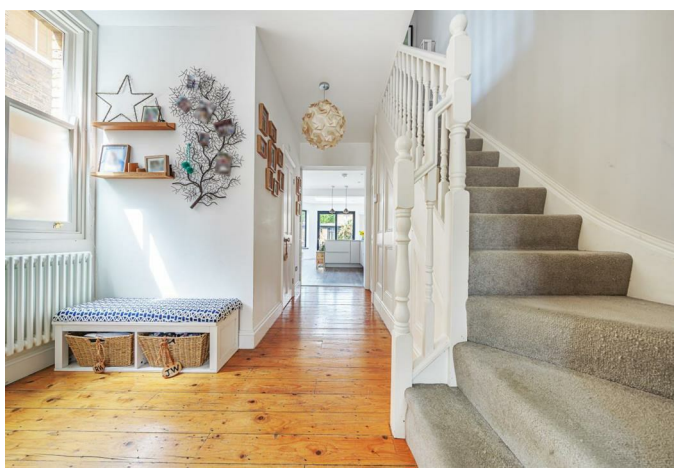


Guide Price £1,200,000

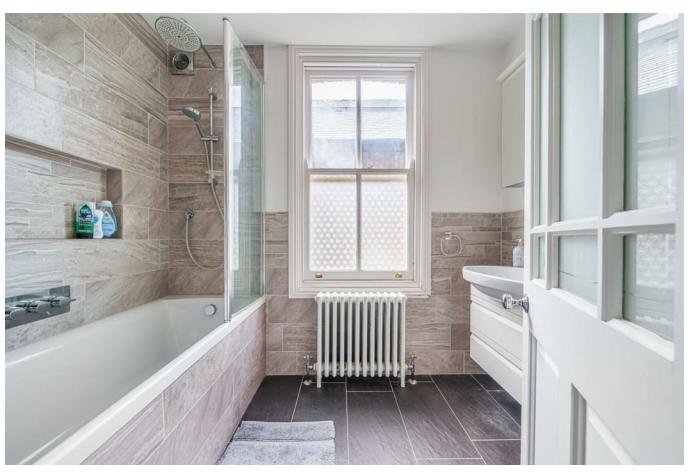
- Victorian Semi Detached Family Home
- River Road
- Off Street Parking
- Outbuilding
- Stunning Open plan Kitchen/Diner
- Basement
- Downstairs WC/Utility
- Four Bedrooms and Study
- EPC Rating - D
- Council Tax Band - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive brick fronted semi detached family home with accommodation approaching 1500 sq ft arranged over four floors. The property is presented to an excellent standard through out with both the ground, loft and cellar converted creating a substantial family home. The house benefits from a front reception room with stunning glass double doors leading onto a generous entrance hall with exposed brick wall and original wood flooring, off the hallway is a downstairs WC/utility room and doorway to the cellar which could be used as a gym. To the rear of the property there is an impressive modern open plan kitchen/diner with sliding doors leading out to a delightfully landscaped rear garden with lovely home office/playroom with fantastic storage too. To the upper floors there are four bedrooms, a study and impressive family bathroom.

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.