Approximate Area = 1550 sq ft / 144 sq m
Including Limited Use Area(s) = 51 sq ft / 5 sq m
Outbuilding = 124 sq ft / 12 sq m
Total = 1725 sq ft / 161 sq m
For identification only - Not to scale

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: 694980

gibson lane

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Kingston upon Thames
Surrey
KT2 5ED
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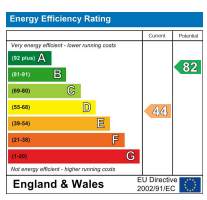
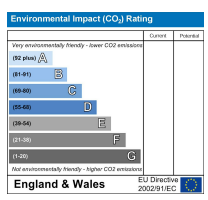
Tel: 020 8546 5444





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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Gibbon Road

Kingston Upon Thames KT2 6AD

Guide Price £1,250,000

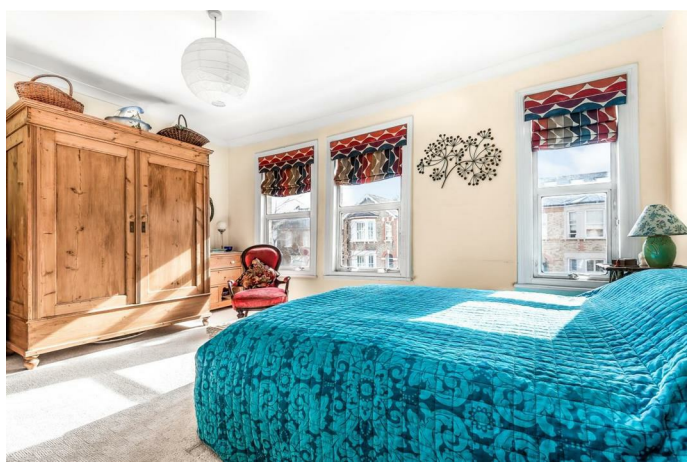
An elegant halls adjoining semi detached Victorian family home offering impressive accommodation of 1550 sq ft with potential for further extension, situated in this sought after north Kingston Road and offered with the distinct benefit of off street parking.

Description

An elegant halls adjoining semi detached Victorian family home with impressive accommodation of 1550 sq ft naturally arranged over three floors. The spacious ground floor is ideal for entertaining and family enjoyment with a large receiving hall, 2 generous intercommunicating reception rooms and a superb 21' kitchen breakfast room with feature vaulted ceiling and direct access to the garden. To the upper floors there are 4 double bedrooms to include a stunning 15'9 master, family bathroom with Victorian style claw foot bath and shower cubicle and an additional separate toilet. Large windows and high ceilings make the property incredibly light and numerous period features have been retained to include; panelled doors, cornicing and fireplace. Externally there is a 56' garden (to include the side return) walled at the rear, with a large outbuilding ideal for a summer playroom or home office, to the front there is the distinct advantage of off street parking for 2 cars. Properties of this style are rarely available and therefore we would thoroughly recommend an internal viewing to fully appreciate what this delightful home has to offer.

Situation

Gibbon Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. Canbury Gardens offering pleasant walks along he River Thames is moments away and Richmond Park is within half a mile. The standard of schooling in the immediate area is excellent within both the private and state sector.



Tenure: Freehold
Local Authority: