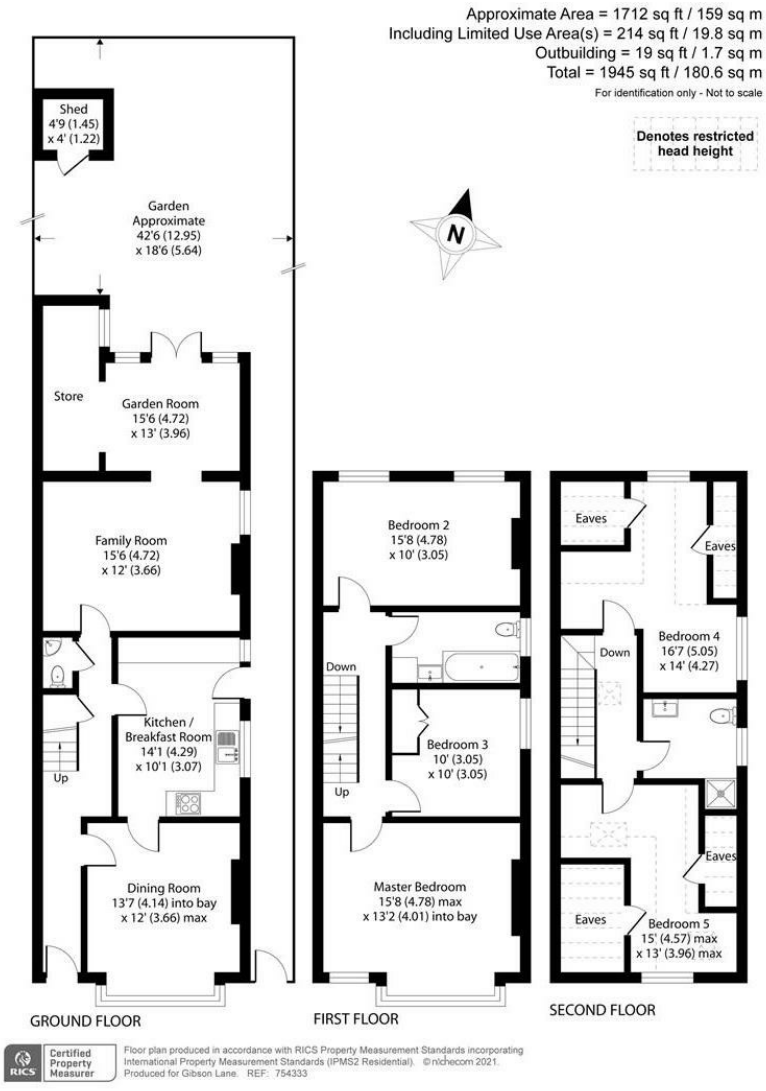


gibson lane

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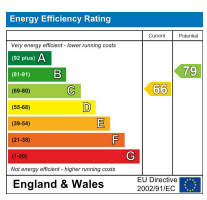


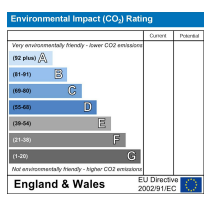


**Important Information**
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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

Kingston Upon Thames KT2 5AP

## Guide Price £1,200,000

An attractive and exceptionally spacious five double bedroom Victorian halls adjoining semi semi-detached family home with impressive accommodation approaching 2000 square foot and ideally situated on one of North Kingston's most desirable river roads

## Description

An attractive and exceptionally spacious five double bedroom Victorian halls adjoining semi semi-detached family home situated on one of North Kingston's most desirable river roads. During their ownership, the property has been well kept throughout by the current sellers and extended on the ground floor and into loft to provide generous accommodation approaching 2000 square foot which retains many period features to include; high corniced ceilings, original fireplaces, sash windows and paneled doors. The extended ground floor is ideal for family living and entertaining and consists of a lovely front reception room with bay window, kitchen/breakfast room, WC, large family room and garden/playroom room with store which leads out onto a secluded 43ft rear garden. The first floor offers an impressive 15'8 x 13 master bedroom with bay window, two further double bedrooms and a family bathroom. The second (top) floor provides two additional double bedrooms and a large shower room - Ideal for growing children or a working from home solution. In summary properties of this size and style in these exceptionally sought after river roads are rarely available and therefore we would thoroughly recommend a viewing appointment at your earliest convenience to avoid disappointment.

## Situation

Chestnut Road is one of the most desirable North Kingston River Roads, moments from Canbury Gardens and the River Thames. Conveniently positioned for Kingston town centre, station and Richmond Park it truly is an enviable location. 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