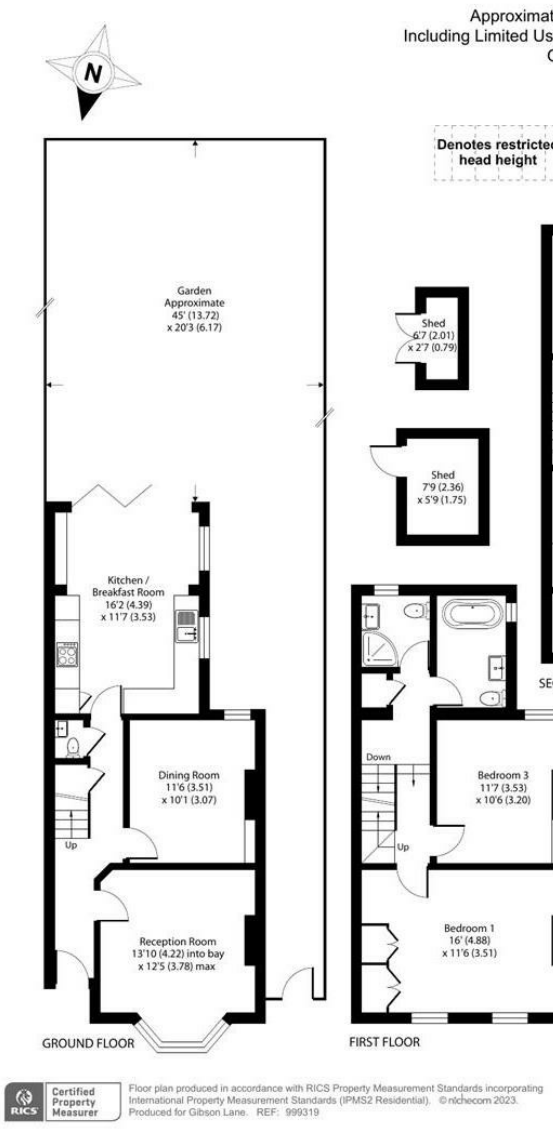

Approximate Area = 1304 sq ft / 121.1 sq m
Including Limited Use Area(s) = 218 sq ft / 20.2 sq m
Outbuildings = 62 sq ft / 5.7 sq m
Total = 1584 sq ft / 147 sq m
For identification only - Not to scale

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: 999319

gibson lane

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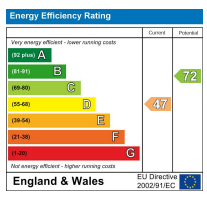
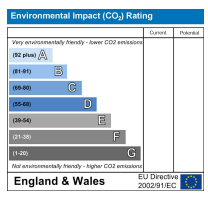
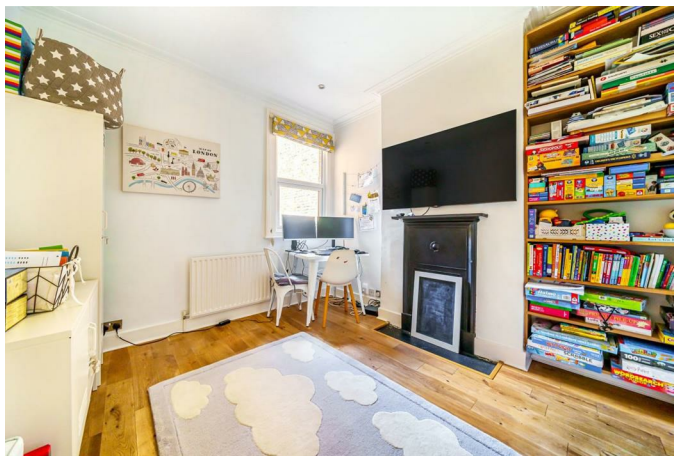
Tel: 020 8546 5444





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
naea | propertymark PROTECTED
arla | propertymark PROTECTED



Guide Price £1,025,000

- Halls adjoining Semi
- Four Double Bedrooms
- Downstairs WC
- Stunning modern Kitchen/Diner
- Two Reception Rooms
- Two Bath and Shower Rooms
- North Kingston Location
- 45ft South Facing Garden
- EPC Rating - E
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive brick fronted halls adjoining Victorian semi detached family home with accommodation in excess of 1300 sq ft arranged over three floors. This bright and airy home has well balanced accommodation perfect for entertaining and family life. The ground floor comprises of a front reception room with fireplace and bay window, an additional reception room currently used as a home office, downstairs WC and a stunning modern fully fitted kitchen with under floor heating and bi fold doors leading out onto a delightfully landscaped south facing rear garden. To the upper floors there are four double bedrooms and modern shower room and bathroom. Viewings are highly recommended to find out what this fine home has to offer.

Situation

Beresford Road is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for both Norbiton and Kingston stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston town centre with its array of shops and restaurants is a short distance away and the standard of schooling in the immediate area is excellent within both the private and state sectors.