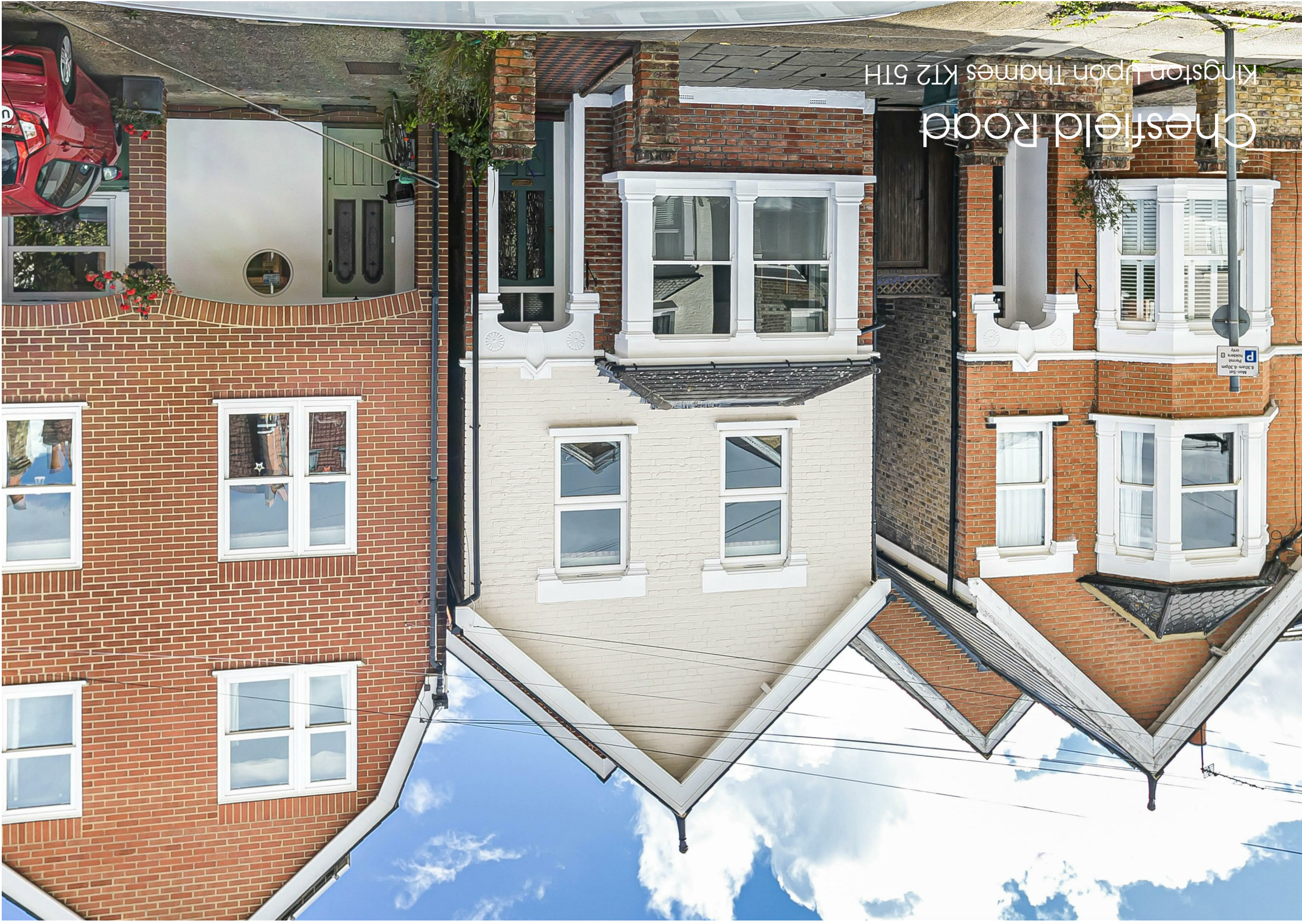

Approximate Gross Internal Area 1917 sq ft - 178 sq m
Ground Floor Area 754 sq ft – 70 sq m
First Floor Area 594 sq ft – 55 sq m
Second Floor Area 569 sq ft – 53 sq m

gibson lane
34 Richmond Road
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Surrey
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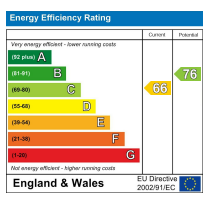

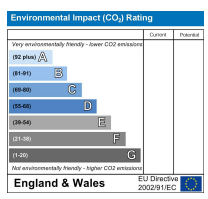

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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 £1,295,000

- Sold with No Onward Chain
- Impressive Detached Edwardian Villa
- Generous Accommodation Approaching 2000sqft
- Four Double Bedrooms
- Immaculately Presented Internally
- South West Facing Rear Garden
- Extremely Sought After North Kingston Road
- Close to Excellent Schools & Train Station
- Moments from Richmond Park & River Thames
- EPC Rating - D

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

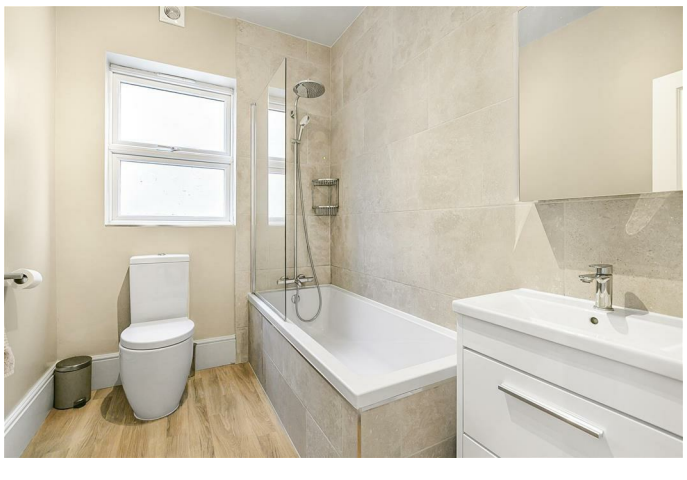
This impressive detached Edwardian villa measures almost 2000sqft combining a perfect blend of classic elegance and modern living. The property is immaculately presented throughout, showcasing a generous ground floor footprint that is ideal for both entertaining and family life.

Upon entering, you are greeted by a lovely front reception room with feature fireplace and square bay window, middle eat-in kitchen, downstairs WC and a gorgeous double reception room at the rear providing ample space for relaxation and social gatherings.

The first floor boasts three double bedrooms, each designed with built in cupboards and a modern family bathroom. Ascend to the top floor, where you will find the master suite, a true sanctuary featuring a dressing room/office/nursery, a lovely bathroom, and a makeup station/desk.

The property also benefits from a great westerly facing rear garden, ideal for enjoying the afternoon sun and hosting summer parties. With a dropped curb at the front and side access, convenience is at your fingertips.

This Edwardian villa is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. With its blend of period charm and contemporary comforts, this property is sure to impress those seeking a spacious family home in an extremely sought after North Kingston Road, moments from excellent schooling, Kingston Train Station & Town Centre plus Richmond Park and The River Thames.

Situation

Chesfield Road is a particularly sought after residential road ideally situated in the popular 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. The standard of schooling in the immediate area is excellent with both the private and state sector.