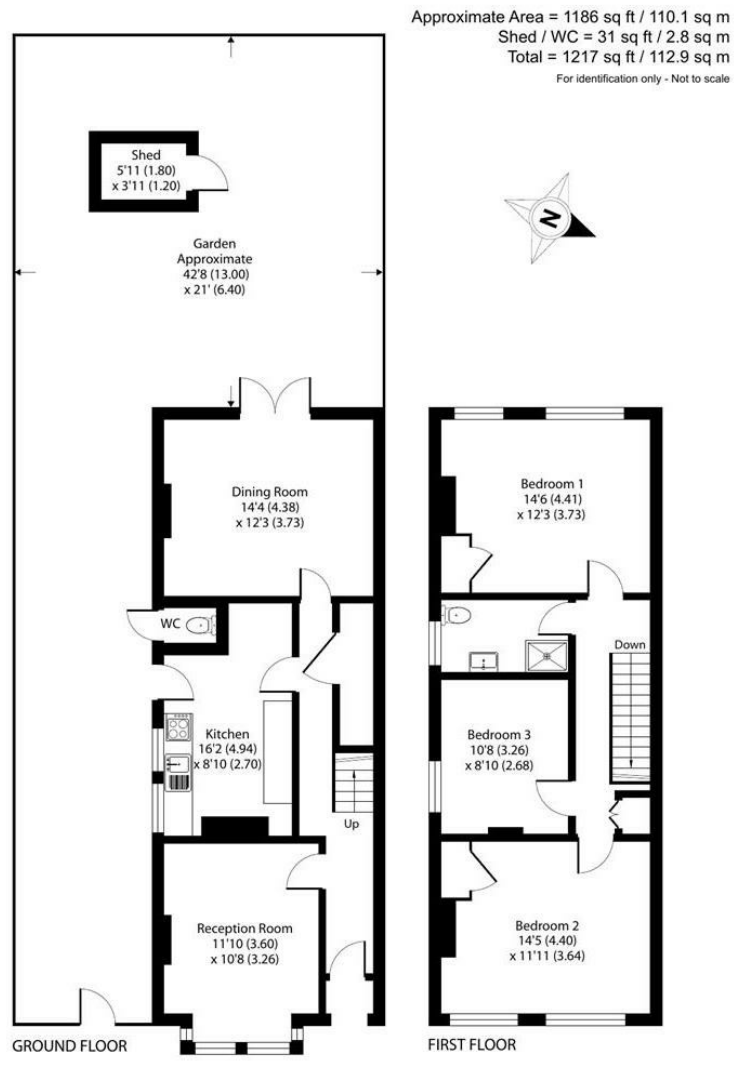
Staunton Road

Kingston Upon Thames KT2 5TJ

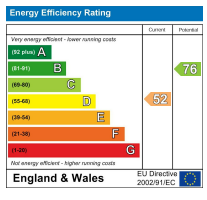


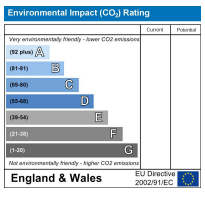
Approximate Area = 1186 sq ft / 110.1 sq m
Shed / WC = 31 sq ft / 2.8 sq m
Total = 1217 sq ft / 112.9 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Gibson Lane. REF: 1243801

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
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 £1,100,000

- Detached Edwardian Villa
- North Kingston Location
- Potential to Extend (STNC)
- South West Facing Garden
- No Onward Chain
- Three Bedrooms
- Shower Room
- Outside WC
- EPC Rating - E
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A unique opportunity to purchase one of the few remaining undeveloped Edwardian villa's situated on this sought after road within North Kingston with accommodation approaching 1200 sq ft. This much loved home has been in the same family for over sixty years and is presented as a blank canvass ready for the new owners to stamp their mark.

Built circa 1908 and retaining many original features, the accommodation currently consists of an entrance hallway, sitting room with square bay windows, a breakfast kitchen with an outside wc which could be incorporated and a living room with views over the south west facing garden. Upstairs are three double bedrooms and a modern shower room.

The property has the potential to create a substantial 4/5 bedroom family home with the desired open plan living space by either a loft conversion and/or rear extension options, subject to the necessary planning consents.

Viewings are highly recommended to appreciate what this fantastic property has to offer.

Situation

Staunton Road is a premier residential road ideally situated in the popular North Kingston area. The property is conveniently positioned between Richmond Park and the River Thames and approximately half a mile from Kingston station giving direct access into Waterloo, the A3 which serves both London & the M25 is easily accessible by car. Kingston town centre with its array of shops, restaurants and bars is within a mile distance. The standard of schooling in the immediate area is excellent within both the private and state sector.