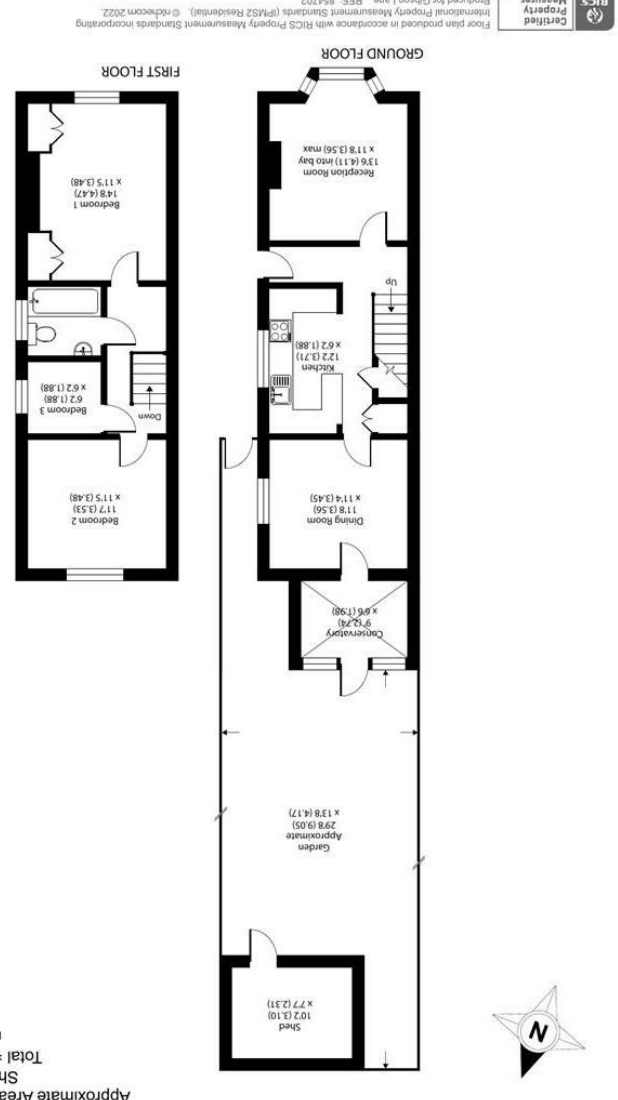


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Energy Efficiency Rating	
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	35-48
G	1-34

Environmental Impact (CO ₂) Rating	
A	10-35
B	36-47
C	48-59
D	60-71
E	72-83
F	84-95
G	96-120



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 Surrey
 KT2 5ED
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Guide Price £750,000

- Victorian Semi Detached House
- Three Bedrooms
- North Kingston Location
- Well Presented Internally
- Potential to Extend (STNC)
- Close to Transport Links and Town Centre
- Requires Cosmetic Improvements
- EPC Rating - D
- Council Tax Band - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive brick fronted Victorian Semi Detached house with accommodation in excess of 987 sq ft. The ground floor comprises of a bright and airy front reception room with feature fireplace and bay window, fitted kitchen and dining room to the rear with a conservatory which is utilized as a utility area leading onto a private rear garden. To the upper floor there are three bedrooms and family bathroom. There is tremendous potential to extend at the rear and convert the loft space which would provide a significantly larger ground floor footprint and two additional bedrooms and shower room creating a terrific family home in excess of 1500sqft. Whilst the property requires some cosmetic improvement we understand that recent improvements have been carried out to include double glazed windows, upgraded heating system to include a replacement boiler 4 years ago and a full rewire just 18 months ago. Properties of this style with potential for improvement are rarely available and therefore we would recommend a viewing at your earliest convenience.

Situation

Hardman Road 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 just a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors.

