










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 representational 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.



Approximate Gross Internal Area 1534 sq ft - 152 sq m (including Outbuilding)  
Approximate Gross Internal Area 137 sq ft - 127 sq m (excluding Outbuilding)  
Ground Floor Area 834 sq ft - 77 sq m  
First Floor Area 394 sq ft - 37 sq m  
Second Floor Area 309 sq ft - 29 sq m  
Outbuilding Area 97 sq ft - 9 sq m

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# Kings Road

Kingston Upon Thames KT2 5HX





## Guide Price £1,100,000

- Halls-Adjoining Semi-Detached Home
  - Three / Four Bedrooms
  - Open Plan Kitchen / Dining Room
  - High Specification Finishes
  - Garden Office
  - Principle Bedroom with En-Suite Bathroom
  - Off Street Parking for Two Cars
  - Southerly Aspect Rear Garden
  - Extremely Sought After Location
  - Moments from Richmond Park
- \* Tenure: Freehold
- \* Local Authority: Kingston upon Thames

## Description

This exquisite halls-adjoining semi-detached Victorian house offers a perfect blend of modern living, comfort and style.

As you enter, you will be greeted by a generous entrance hall and a wonderful open plan kitchen / dining room, complete with high specification appliances, underfloor heating, Crittall glass doors and stunning brick feature wall. This flows seamlessly through into a snug and study / playroom area. Additionally, there is a separate utility room and downstairs bathroom with shower. To the front of the property is a lovely reception room with built in storage, gas fire and bay window complete with shutter blinds.

The first floor provides two bedrooms and a family bathroom. This floor could very easily be converted back into three sperate bedrooms should a buyer wish. The top floor is occupied by the spacious master suite with en-suite bathroom, built in wardrobes and a Juliette balcony.

Externally there is off street parking for two cars at the front with charging point. To the rear there is a wonderful Southerly aspect private garden with an outbuilding currently used as a home office.

In summary, this semi-detached house on Kings Road is a remarkable opportunity for those looking for a high-quality living space in a desirable location moments from Richmond Park. With its modern amenities, spacious layout, high specification finish, off street parking and excellent garden, it is sure to impress.

## Situation

Kings Road is situated in this premier North Kingston location between Richmond Park, Canbury Gardens and the River Thames. The property is convenient for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities.

