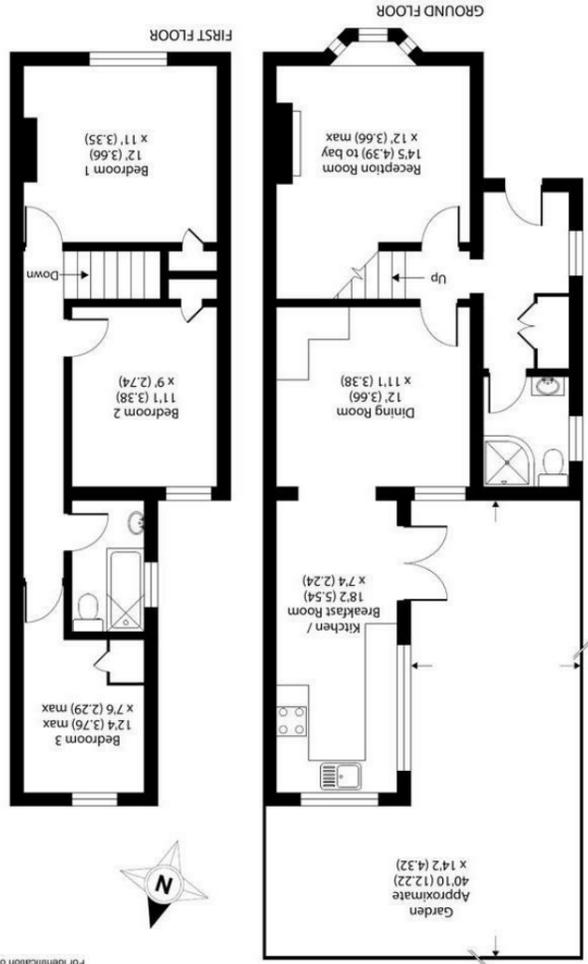


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Important Information

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A 84-92 Very good 100 kWh/m ² or less 100 g/kWh or less	 A 100-120 Very good 100 g/kWh or less 100 g/kWh or less
 B 74-83 Good 91-100 kWh/m ² 100-120 g/kWh	 B 120-145 Good 100-120 g/kWh 120-145 g/kWh
 C 69-73 Fair 81-90 kWh/m ² 120-145 g/kWh	 C 145-175 Fair 120-145 g/kWh 145-175 g/kWh
 D 64-68 Fair 71-80 kWh/m ² 145-175 g/kWh	 D 175-200 Fair 145-175 g/kWh 175-200 g/kWh
 E 55-63 Poor 61-70 kWh/m ² 175-200 g/kWh	 E 200-230 Poor 175-200 g/kWh 200-230 g/kWh
 F 46-54 Poor 51-60 kWh/m ² 200-230 g/kWh	 F 230-255 Poor 200-230 g/kWh 230-255 g/kWh
 G 35-45 Very poor 41-50 kWh/m ² 230-255 g/kWh	 G 255-300 Very poor 230-255 g/kWh 255-300 g/kWh

RICS Certified Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © mdskcm 2022. REF: 799091
 Produced for Gibson Lane.



Approximate Area = 1033 sq ft / 96 sq m
For identification only - Not to scale

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress

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 34 Richmond Road
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 Surrey
 KT2 5ED
 Tel: 020 8546 5444

Ham Office
 323 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5DU
 T: 020 8247 9444



New Road
 Kingston Upon Thames KT2 6AP



Guide Price £875,000

- Semi Detached Victorian House
- Off Street Parking
- Three Double Bedrooms
- Open plan Kitchen /Diner
- Moments From Richmond Park
- Well Presented Internally
- Impressive Outbuilding
- EPC Rating - E
- Council Tax Band - E

Tenure: Freehold
Local Authority: Kingston Upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

An attractive brick fronted semi detached family home situated on this delightfully sought after road in North Kingston moments from Richmond Park. With accommodation in excess of 1000 sq ft arranged over two floors, the layout works perfectly for entertaining and family life. The ground floor comprises spacious entrance hall leading onto a modern shower room and WC, front reception room with feature fireplace and stunning open plan kitchen/diner with patio doors leading out onto a private recently landscaped private rear garden with an impressive outbuilding. To the upper floor there are three bedrooms and family bathroom. Externally there is the added bonus of off street parking to the front.



Situation

New Road is a particularly sought after location and is ideally located for Kingston town centre with its wealth of shops, bars and restaurants. Both Kingston and Norbiton Stations are within easy reach and Richmond Park with its many acres of open space is just moments away. The Thames with its pleasant riverside walks is also easily accessible and most importantly the property is in the catchment area for some of the towns most highly regarded schools.

