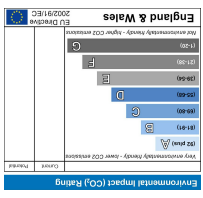
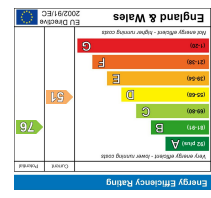
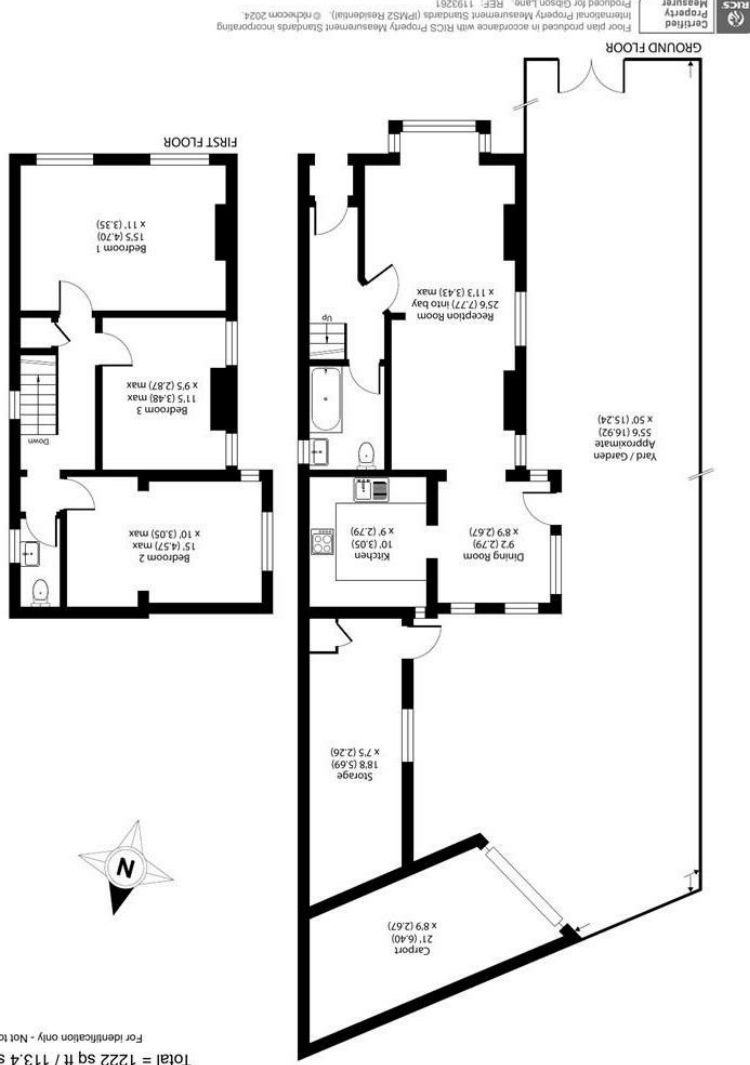


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
	



Approximate Area = 1080 sq ft / 100.3 sq m  
 Outbuilding = 142 sq ft / 13.1 sq m  
 Total = 1222 sq ft / 113.4 sq m  
 For identification only - Not to scale

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
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Kings Road  
 Kingston Upon Thames KT2 5JB



### Guide Price £975,000

- Rare Double Plot
- Detached Victorian Villa
- Potential to Extend (STNC)
- In Need of modernisation
- No Onward Chain

- North Kingston Location
- Car Port
- EPC Rating - E
- Council Tax Band - F

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

### Description

A unique opportunity to acquire a rarely available double plot situated on this sought after road in North Kingston, moments from the River Thames, Richmond Park, Kingston train station and shopping centre. This Detached Victorian villa provides accommodation in excess of 1,000 sq ft arranged over two floors.

The ground floor comprises an entrance hall, downstairs bathroom, 25ft double reception room with feature fireplace and square bay window plus a dining room and modern kitchen. The dining room has a door leading into the walled garden area (additional plot) which includes the carport and separate outbuilding. There is further storage down the other side of the house accessed from the front. On the upper floor are three double bedrooms and a separate WC.

The property is being sold with no onward chain, has huge development potential (STNC) and is in need of modernisation.

### Situation

Kings Road is a popular residential street ideally situated in the sought-after North Kingston area. The property is conveniently positioned for Richmond Park, the River Thames and Kingston station, with direct access to London Waterloo. There is good road access to the M3, M4 and M25 motorways. Kingston town centre is a major shopping hub (including John Lewis, Waitrose, Marks & Spencer's, an outdoor market, restaurants and bars) just a short distance away. A Sainsbury's supermarket is within walking distance. There are excellent schools in the immediate area, both state and private.

