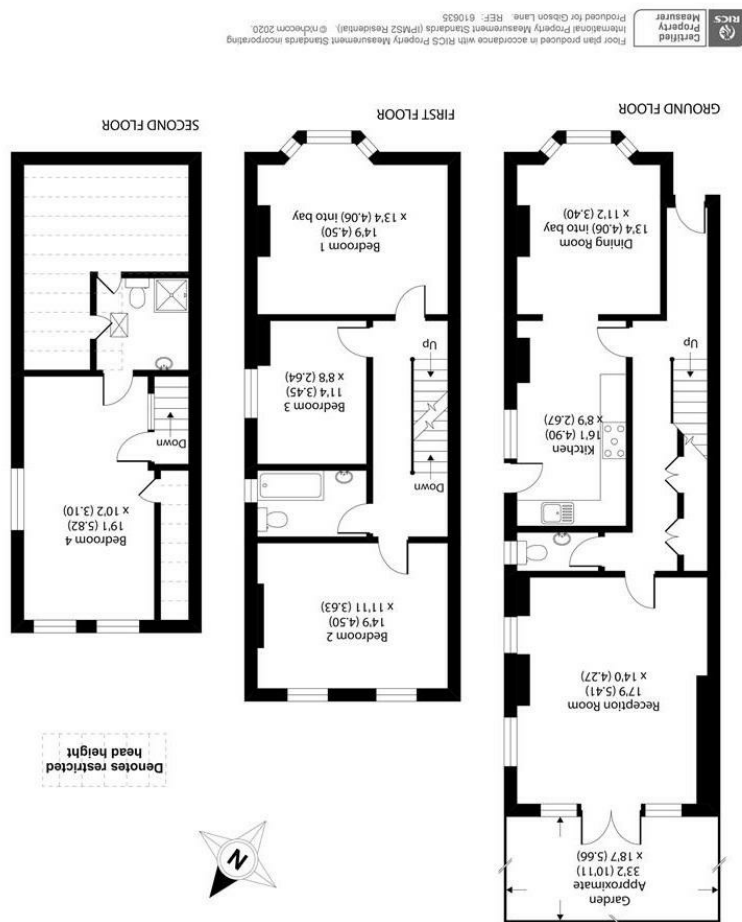


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	Environmental Impact (CO ₂) Rating
 A B C D E F G	 A B C D E F G



Approximate Area = 1805 sq ft / 167.6 sq m
 Including Limited Use Area(s) = 203 sq ft / 18.8 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



65 St Albans Road
 Kingston Upon Thames KT2 5HH



St Albans Road

Kingston Upon Thames KT2 5HH

Asking Price £1,100,000

An attractive four bedroom halls adjoining semi detached Victorian family home situated on this sought after North Kingston Road.

Description

An attractive halls adjoining semi detached Victorian family home with well-balanced accommodation in excess of 1800 sqft arranged over three floors. The property is presented to a good standard through out and blends contemporary style with Victorian charm. The emphasis on the ground floor is on family life and entertaining which includes a separate reception room to the front and at the rear a spacious reception room with doors leading directly onto a delightful garden. The upper floors provide four bedrooms, family bathroom and a spacious en-suite bathroom off of the master bedroom on the top floor.

Situation

Located in this premier North Kingston road within close proximity of Richmond Park and moments from Canbury Gardens and the River Thames, St Albans Road is an extremely sought after address. Kingston town centre with its array of shops, bars, restaurants and station is within three quarters of a mile distance. The A3, which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include Latchmere, Fernhill, the German School and Tiffin boys and girls. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private and public health clubs.

Tenure: Freehold

Local Authority: Kingston Upon Thames

