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England & Wales	
Energy Efficiency Rating	
Environmental Impact (CO <sub>2</sub> ) Rating	

Certified Property Measurement  
 Produced in accordance with RICS Property Measurement Standards (RICS 68932)  
 Produced for Gibson Lane, REF: 68932



Approximate Area = 1725 sq ft / 160.2 sq m  
 Including Limited Use Area(s) = 86 sq ft / 8 sq m  
 Total = 1811 sq ft / 168.2 sq m  
 For identification only - Not to scale  
 Denotes restricted head height

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Beresford Road  
 Kingston Upon Thames KT2 6LP



## Guide Price £1,250,000

- Semi Detached Family Home
- Five Bedrooms
- Stunning Open Plan Kitchen/Diner
- Exquisite landscaped Rear Garden
- North Kingston Location

- Utility and Downstairs WC
- Two Bath/Shower Rooms
- EPC Rating- C
- Council Tax Band - E

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

## Description

LAUNCH SATURDAY 17TH SEPTEMBER

An impressive five bedroom semi detached family home situated on one of North Kingston's most desirable roads. The property has been renovated and extended to fantastic standard through out with accommodation in excess of 1800 sq ft arranged over three floors. The ground floor comprises of a generous entrance hall, a front reception room which has many period features with bay window and feature fire place, there is also the added benefit of a downstairs WC and spacious utility room with access to a storage room to the side which also has access from the front . To the rear of the property there is an impressive 21'5ft x 18'6ft fully fitted open plan kitchen dining area with bi fold doors leading directly out onto a delightfully landscaped private rear garden. To the upper floors there are four generous double bedrooms and one single bedroom with family bathroom and shower room in the loft.

## Situation

Beresford Road is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for both Norbiton and Kingston stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston town centre with its array of shops and restaurants is a short distance away and the standard of schooling in the immediate area is excellent within both the private and state sectors.

