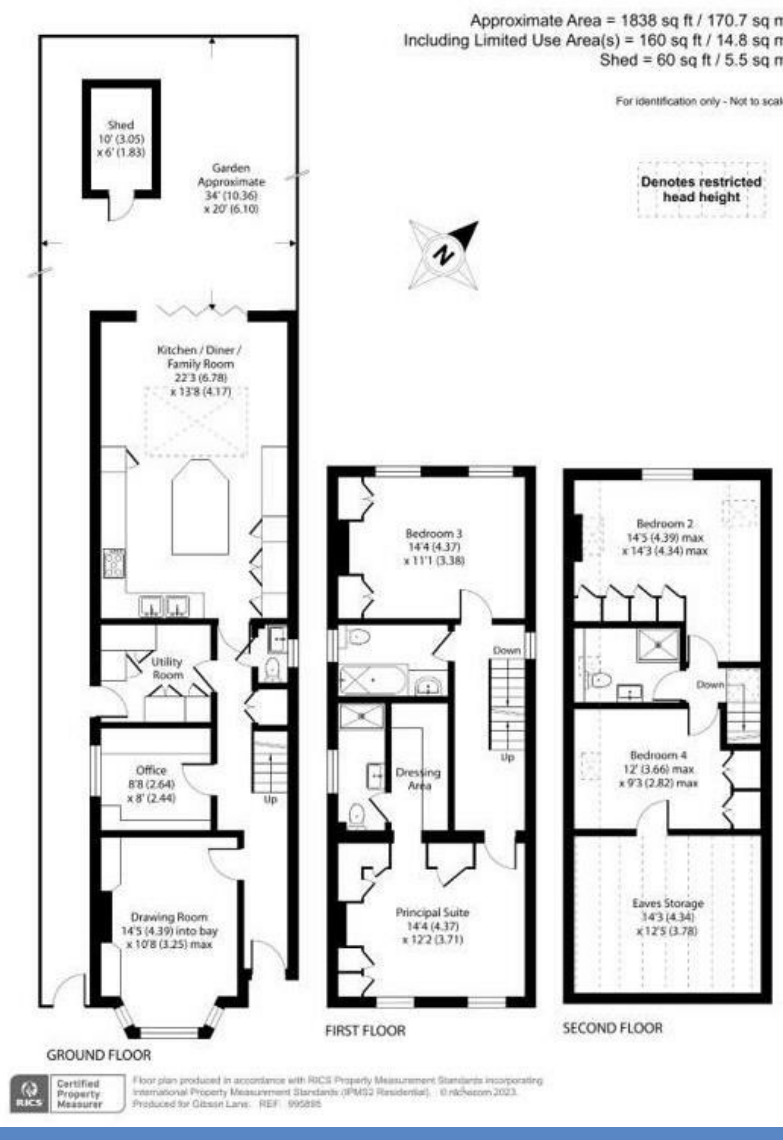
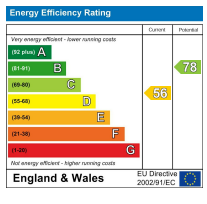
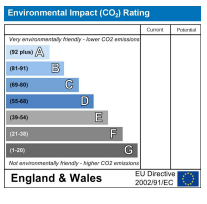


gibson lane

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





Important Information
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.

The Property Ombudsman
naea | propertymark PROTECTED
arla | propertymark PROTECTED

Guide Price £1,450,000

- Victorian detached family home
- Presented to a very high standard
- Stunning 22' kitchen/diner/family room
- Loft conversion with large storage area
- Catchment area for excellent schools
- Premier North Kingston Road
- 4 large bedrooms & 3 bath/shower rooms
- Principle suite with dressing room & shower
- Landscaped rear garden
- Council tax band G

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A strikingly impressive detached Victorian villa, located in one of North Kingston's premier roads, thoughtfully designed, extended and refurbished using the highest quality of materials to create a beautiful family home with generous accommodation in excess of 1800 arranged over 3 floors. The emphasis on the ground floor is on family life and entertaining, the spacious footprint offers: Elegant receiving hall, drawing room with log burner, cloakroom, office (ideal for working from home), utility room and a stunning 22' Kitchen/diner/family room - fully equipped with high end appliances a seating area with feature vaulted ceiling & skylight and large bi-folding doors leading directly onto the landscaped westerly aspect rear garden with stone patio (ideal for alfresco dining). The upper floors are extremely well balanced with 4 generous double bedrooms complimented by 3 modern bath/shower rooms; On the first floor there is a spacious landing, an incredible principle suite comprising a large double bedroom with dressing room and recently installed ensuite shower room, there is another large double at the rear with views over the garden and a family bathroom adjacent. The conversion on the top floor provides 2 further double bedrooms, shower room & large eaves with ample storage. Internally this fine home is presented to the highest of standards, all the rooms have high ceilings and large windows & doors which make the property incredibly light. Properties of this size, style and condition are rarely available in this premier North Kingston location and therefore we would thoroughly recommend an internal inspection at your earliest convenience. - Open day Saturday 24th June, viewings by appointment.

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, 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.