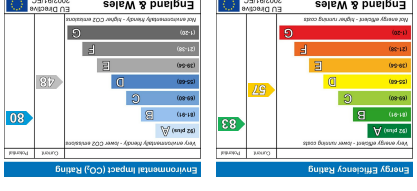


Kingston Office
 34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 Tel: 020 8546 5444

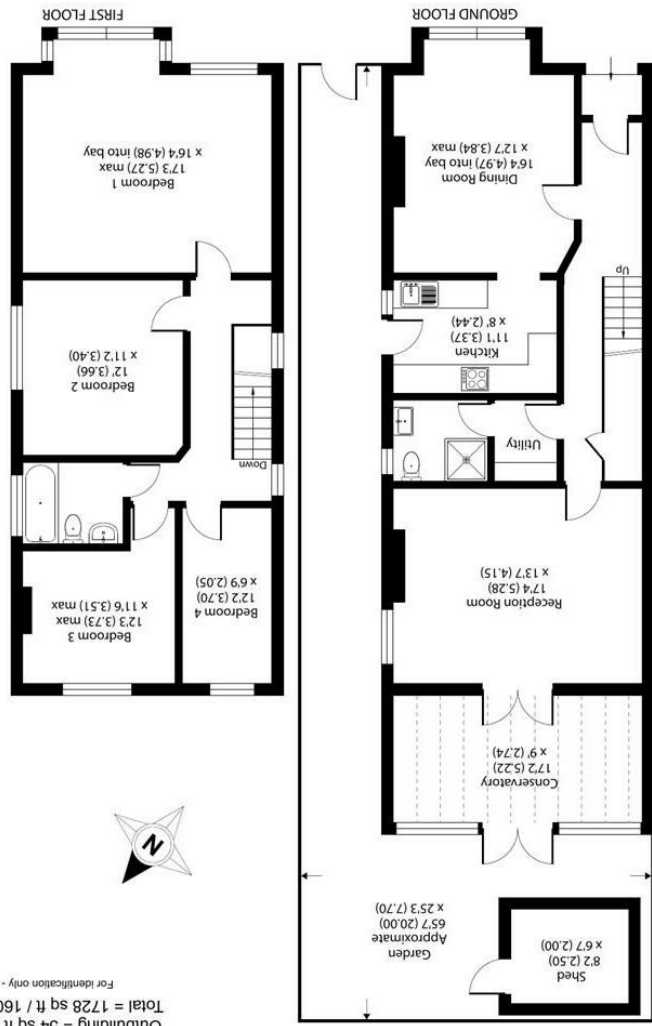
Ham Office
 323 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5QU
 T: 020 8247 9444
www.gibsonlane.co.uk

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



Approximate Area = 1674 sq ft / 155.5 sq m
 Outbuilding = 54 sq ft / 5 sq m
 Total = 1728 sq ft / 160.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential).
 Produced for Gibson Lane, REF: 1301610
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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.



St Albans Road
 Surrey KT2 5HQ



Guide Price £1,500,000

- Edwardian Detached House
- Period Features
- Four Double Bedrooms
- No Onward Chain
- Two Reception Rooms
- Potential to Extend (STPP)
- Utility and Downstairs WC/Shower
- North Kingston Location
- Council Tax Band - G
- EPC Rating - 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

Nestled on the charming St. Albans Road in Kingston Upon Thames, this exquisite Edwardian detached family home offers a splendid blend of period features and modern living. Spanning an impressive 1,728 square feet, the property boasts four generously sized double bedrooms, making it an ideal choice for families seeking space and comfort.

Upon entering, you are greeted by two inviting reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. The layout is thoughtfully designed, with a utility room and a convenient downstairs WC and shower room, enhancing the practicality of daily life.

The home retains much of its Victorian charm, with elegant architectural details that reflect its rich history. Additionally, there is significant potential to extend the property, subject to planning permission, allowing you to tailor the space to your family's needs.

In summary, this Edwardian detached house on St. Albans Road is a rare find, combining spacious living with the potential for further enhancement. It is a perfect opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed family home.



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.

