Approximate Area = 1771 sq ft / 164.5 sq m

For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Gibson Lane. REF: 945084

gibson lane

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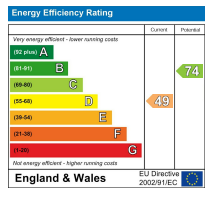

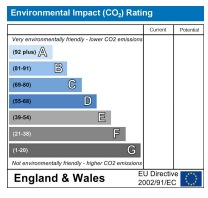

Important Information

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.

The Property Ombudsman
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Guide Price £1,375,000

- Halls Adjoining Edwardian Semi Detached House
- Five Double Bedrooms
- South Facing Garden
- Potential To Extend (STNC)
- Close to Transport Links
- Utility Room/WC
- No Onward Chain
- EPC Rating - E
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

An imposing halls adjoining semi detached double bay fronted Edwardian residence with substantial accommodation approaching 1800sqft arranged over three floors. Internally the property is presented to a high standard and offers balanced accommodation throughout, combining a contemporary style of living with the benefits of original features from the period. The impressive ground floor accommodation is particularly spacious with two large reception rooms; modern kitchen, utility/WC and the rear reception room is tremendously light as the large double doors and windows overlook the south facing rear garden. On the upper floors there are five generous bedrooms and two bath/shower rooms incorporating a loft conversion, the rear bedrooms have uninterrupted views over the rear garden and neighbouring gardens beyond which is fairly unique for this style of home. There is also the added bonus of extension potential on the ground floor (STNC)

Situation

Located in this premier North Kingston road within close proximity of Richmond Park and Canbury Garden with the River Thames, Park farm Road is an extremely sought after address. The property is ideally situated for Kingston station giving direct access into Waterloo and the A3 which serves both London and the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, The Kingston Acadamy, the German School, Greycourt and Tiffin boys and girls. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.