

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.

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Approximate Gross Internal Area 1564 sq ft - 145 sq m  
 Ground Floor Area 581 sq ft - 54 sq m  
 First Floor Area 570 sq ft - 53 sq m  
 Second Floor Area 413 sq ft - 38 sq m

**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.

[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)

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

**Redress:** We hold independent redress with Property Redress



Duriston Road  
 Kingston upon Thames KT2 5RR



## Guide Price £1,200,000

- Victorian Detached Villa
- Four Bedrooms
- Enormous Scope to Expand and Modernise (STNC)
- Incredible 95ft Rear Garden
- Excellent North Kingston Location
- Close to Fantastic Schools
- Moment from the River Thames
- EPC Rating - D
- Council Tax Banding - TBC

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

Positioned on this highly sought-after North Kingston road, this charming Victorian detached villa presents an exceptional opportunity for families seeking both space and potential.

The ground floor provides a welcoming reception room with bay window, middle kitchen with access to the side and a rear dining room with double doors opening onto the outstanding garden.

Upstairs offers four good bedrooms and a family bathroom. The top floor provides loft storage with built in cupboards and a shower/sink in the bedroom.

One of the standout features of this home is the remarkable rear garden, which extends an impressive 95 feet in depth, a rarity for the area. This expansive outdoor space offers a tranquil retreat, perfect for gardening enthusiasts or for children to play.

This property offers significant potential for expansion, with ample scope to extend on the ground floor and further into the loft, subject to planning permission, the possibilities are endless for those looking to tailor the home to their specific needs.

Situated in close proximity to outstanding schooling and the picturesque River Thames, this location is ideal for families. The vibrant community of Kingston and excellent transport links further enhance the appeal of this remarkable property.

In summary, this detached villa on Durlston Road is a rare find, combining spacious living, a stunning garden, and the potential for further development in a prime location. It is a perfect choice for those looking to invest in a family home that can grow with them.



### Situation

Durlston Road is a particularly sought after residential road ideally situated in the popular North Kingston area. The property is conveniently positioned between Richmond Park and the River Thames and approximately half a mile from Kingston station giving direct access into Waterloo, the A3 which serves both London & the M25 is easily accessible by car. Kingston town centre with its array of shops, restaurants and bars is within a mile distance. The standard of schooling in the immediate area is excellent within both the private and state sector.

