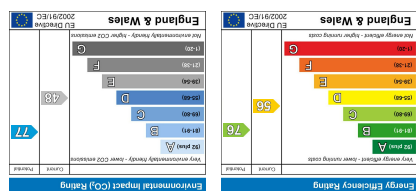


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



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Approximate Gross Internal Area 1563 sq ft - 145 sq m
(including Limited Use & Outbuilding)
Main House Area 1404 sq ft - 130 sq m
Limited Use Area 61 sq ft - 6 sq m
Outbuilding Area 98 sq ft - 9 sq m

34 Richmond Road
Kingston upon Thames
Surrey
KT12 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

gibson lane





Guide Price £1,150,000

- Halls Adjoining Victorian Semi-Detached House
 - Four Bedrooms
 - Two Bathrooms
 - Downstairs WC & Utility
 - Beautifully Finished Internally
 - Open Plan Kitchen / Dining
 - South Facing Rear Garden
 - Moments from Richmond Park
 - Convenient For Local Highly Regarded Schools
 - EPC Rating D
- * Tenure: Freehold
- * Local Authority: Kingston upon Thames

Description

This beautifully extended halls-adjoining Victorian semi-detached house offers a perfect blend of classic elegance and modern living. With spacious accommodation arranged over three floors this house has been thoughtfully designed to suit modern day living.

The ground floor provides a lovely front reception room with feature fireplace and bay window, utility room and downstairs WC, and the real wow factor, an incredible open plan kitchen/dining/living room spanning over 21ft which is finished to the highest of standards, complete with stunning glass doors leading out onto the South facing rear garden.

The first floor offers two excellent double bedrooms, a single bedroom and a modern family bathroom. The top floor boasts a generous principle with en-suite bathroom. Additionally there is excellent storage throughout the house including built in wardrobes in some of the bedrooms, side access and a storage shed in the garden.

The interior of the house has been thoughtfully finished to a very high standard, creating a warm and inviting atmosphere throughout. The south-facing rear garden is a delightful feature, allowing for plenty of natural light and providing an ideal space for summer entertaining.

This Victorian gem on Wyndham Road is a rare find, combining period charm with modern amenities and situated in an excellent location, conveniently close to the picturesque Richmond Park. Don't miss the chance to make this exquisite property your own!

Situation

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

