Elm Road

Kingston upon Thames KT2 6HU

Approximate Gross Internal Area 1581 sq ft - 147 sq m (Including Outbuilding)
Approximate Gross Internal Area 1327 sq ft - 123 sq m (Excluding Outbuilding)
Ground Floor Area 687 sq ft – 64 sq m
First Floor Area 640 sq ft – 59 sq m
Outbuilding Area 254 sq ft – 24 sq m

PINK PLAN

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.

gibson lane

gibson lane

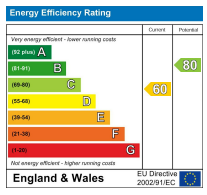
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

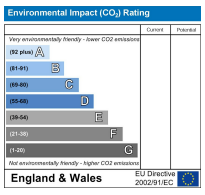
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

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





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 £825,000

- Victorian Semi Detached House
- In Need of Modernisation
- Two double Bedrooms
- North Kingston Location
- Accommdation approaching 1600 sqft
- Close To Transport Links
- Off Street Parking and Garage
- Private low Maintenance Garden
- EPC Rating - D
- Council Tax Band - F

Tenure: Freehold
Local Authority: Kingston Upn 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 Elm Road in Kingston Upon Thames, this Victorian semi-detached house presents a wonderful opportunity for those looking to create their dream home. Spanning an impressive 1,581 square feet, the property boasts two spacious double bedrooms, perfect for families or those seeking extra space.

As you enter, you are greeted by two inviting reception rooms that offer a warm and welcoming atmosphere, ideal for entertaining guests or enjoying quiet evenings at home. The layout also includes a large bathroom, providing ample facilities for daily living. The kitchen, while in need of modernisation, holds great potential for transformation into a contemporary culinary space.

Additionally, the property features an outside WC, which adds convenience. For those with vehicles, there is off-street parking available too, along with a garage that offers further storage options or potential for a workshop complete with hot and cold running water. Externally there is a low maintenance private garden.

This home, with its Victorian charm, is ripe for renovation, allowing you to infuse your personal style and preferences into every corner. Located in a desirable area, this property is not only a house but a canvas for your vision. Whether you are a first-time buyer or looking to invest, this semi-detached gem on Elm Road is a must-see. Embrace the opportunity to breathe new life into this characterful home and make it your own.

Situation

Conveniently positioned between Richmond Park and the River Thames and moments from Kingston station, Elm road is an extremely sought after North Kingston address. Kingston town centre with its array of shops, leisure facilities, restaurants and bars is a short walk away. the A3 which serves both London & the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors.