



Deacon Road
Kingston Upon Thames KT2 6LS

Approximate Gross Internal Area 1004 sq ft - 93 sq m
Ground Floor Area 550 sq ft - 51 sq m
First Floor Area 454 sq ft - 42 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.



Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO2) Rating	C

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

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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.



Guide Price £975,000

- Detached Victorian Villa
- Beautiful Period Features
- Huge Scope for Expansion (STNC)
- 33ft Mature Rear Garden
- Two Reception Rooms
- Beautiful Kitchen / Dining Room
- Extremely Sought After Road
- Close to Excellent Schools
- Moments from the River Thames & Richmond Park
- 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

This exquisite Victorian detached villa presents a rare opportunity for those seeking a delightful family home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, while the thoughtfully designed bathroom ensures convenience for daily living.

Internally, the house is beautifully finished, showcasing a blend of classic Victorian features and modern touches that create a warm and inviting atmosphere. The property boasts enormous potential for expansion, with possibilities to extend on the ground floor and into the loft space (subject to necessary consent), allowing you to tailor the home to your family's needs and requirements, which would create a substantial family home. The outdoor space is equally striking, featuring a mature garden that spans an impressive 33 feet.

Situated on an extremely sought-after residential road, this property benefits from a friendly community atmosphere while being conveniently located near local amenities, schools, and transport links. Do not miss the chance to make this charming Victorian villa your own. An internal viewing is highly recommended.

Situation

Deacon Road is a particularly sought after residential tree lined street within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & 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.

