

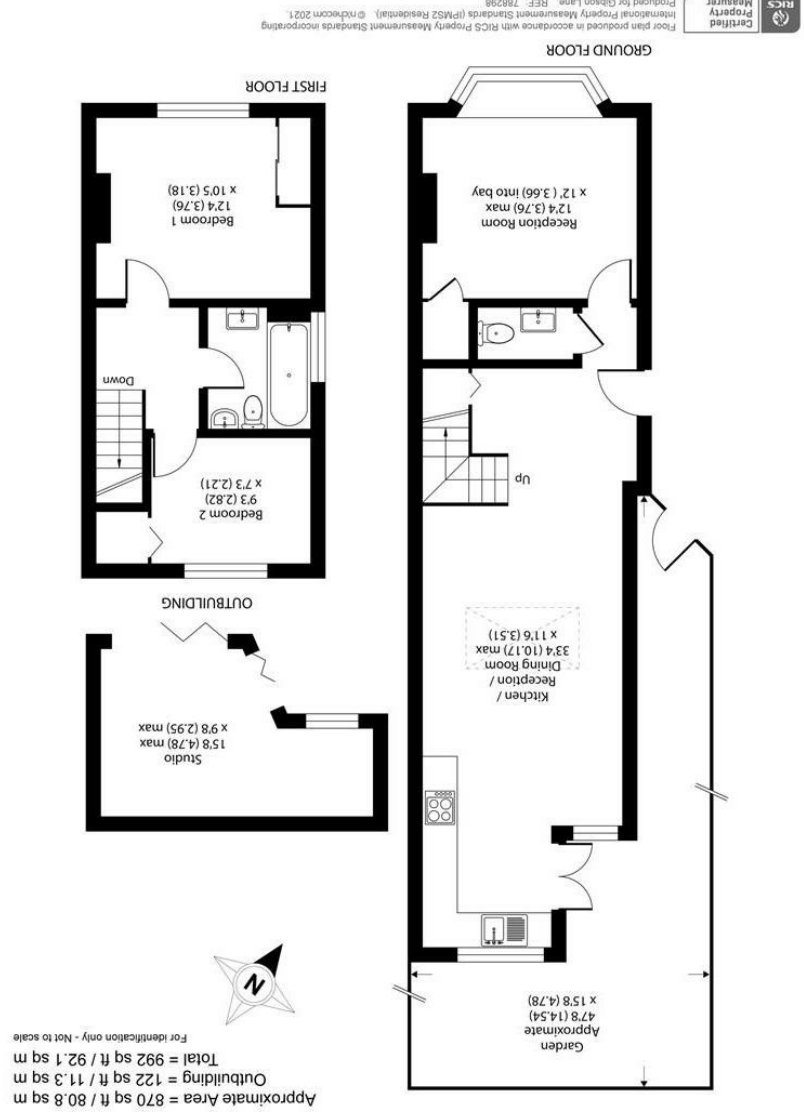


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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.

Energy Efficiency Rating	Environment Impact (CO <sub>2</sub> ) Rating
 A 82	 B



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Kings Road  
 Kingston Upon Thames KT2 5HU



### Guide Price £700,000

- Semi Detached House
- Two Bedrooms
- Potential to Extend (STNC)
- Open plan Kitchen/Diner
- South Facing Garden

- Moments from Richmond Park
- EPC Rating - D

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

### Description

An attractive brick fronted two bedroom Victorian semi detached house moments from Richmond Park with accommodation in excess of 900 sq ft including the studio, arranged over two floors. The ground floor comprises of bright and airy front reception room with bay window, downstairs WC and stunning 33ft open plan modern kitchen/diner with patio doors, leading directly onto a south facing rear garden with studio/ home office. To the upper floor there are two bedrooms and family bathroom with the added bonus of potential to extend into the loft (STNC).

### Situation

Kings Road is situated in this premier North Kingston location between Richmond Park, Canbury Gardens and the River Thames. The property is convenient for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops and restaurants 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 German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities.

