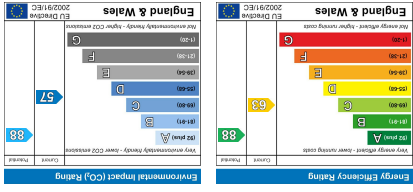


Important Information  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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



APPROX. GROSS INTERNAL FLOOR AREA 952 SQ FT 88.4 SQ METRES  
 (EXCLUDES SHED)

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444





13 Windsor Road  
 Kingston upon Thames KT2 5EY



## Windsor Road

Kingston Upon Thames KT2 5EY

£650,000

This lovely two double bedroom period cottage benefits from an upstairs bathroom and plenty of potential, as well as being offered for sale with no onward chain.

### Description

A pretty semi detached period family home situated on one of North Kingston's sought after secondary River roads, within just a short walk of the River Thames at Canbury Gardens, but also within close proximity to the town centre and station, Richmond Park, and excellent primary and secondary schools. Accessed via a side entrance, there is a spacious hallway with plenty of under-stairs storage, full width front reception room with bay window, fitted kitchen with access to the side return, and a further reception room at the rear with French doors leading onto the private garden. Upstairs are two double bedrooms and a family bathroom. There is tremendous potential to improve this property including extending to the ground floor and loft (subject to the usual planning permissions), and it is offered with no ongoing chain.

### Situation

Windsor Road is a sought after North Kingston secondary river road. 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 and state sectors.

**Tenure:** Freehold  
**Local Authority:** Kingston Upon Thames

