Approximate Gross Internal Area 2907 sq ft - 270 sq m

Basement Area 251 sq ft – 23 sq m
Ground Floor Area 1052 sq ft – 98 sq m
First Floor Area 865 sq ft – 80 sq m
Second Floor Area 739 sq ft – 69 sq m

PINKPLAN

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

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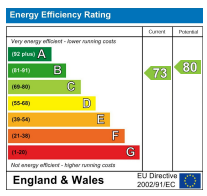
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

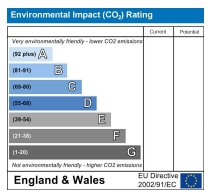
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

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 | naea | propertymark PROTECTED | arla | propertymark PROTECTED

Guide Price £1,850,000

- Detached Victorian Family Home
- Five Bedrooms & Three Bathrooms
- Accommodation approaching 3000sqft
- Close to Transport Links & Good Schools
- Stunning Kitchen/Dining/Family room
- Downstairs WC & Utility Room
- Snug/Cinema Area
- Immaculately Presented Internally
- EPC Rating - C
- Council Tax Band - G

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

An impressive five double bedroom detached Victorian villa with exceptionally generous accommodation approaching 3000 square feet arranged over four floors.
The ground floor comprises large receiving hall, stunning front reception room with sash bay window and feature marble fireplace, utility room, downstairs WC and an incredible open plan kitchen/diner/family room, with bifold doors leading out onto a delightful landscaped private rear garden with side access to a covered secure store providing ample storage for garden/family equipment and bikes. There is also the added advantage of a basement which features a snug/cinema area, perfect for families wanting a movie night or kids to use as a play area.
On the upper floors there are five good sized double bedrooms, the first floor provides a generous landing, 3 bedrooms and a large modern family bathroom with separate shower. On the second floor the principle suite is complemented by an incredible high end bathroom with large bath, separate shower and a feature floor to ceiling mosaic tiled & mirrored wall separating the dressing area with a bank of wardrobes.
Internally the property is presented to a very high standard throughout, large windows help to make the property incredibly light, many fine period features have been retained to include; high ceilings with ornate mouldings, paneled doors, sash windows and feature fireplace. Internal viewings are highly recommended to fully appreciate what this wonderful family home has to offer.

Situation

Gibbon Road is a popular residential street ideally situated in the sought after North Kingston area, 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 and state sector.