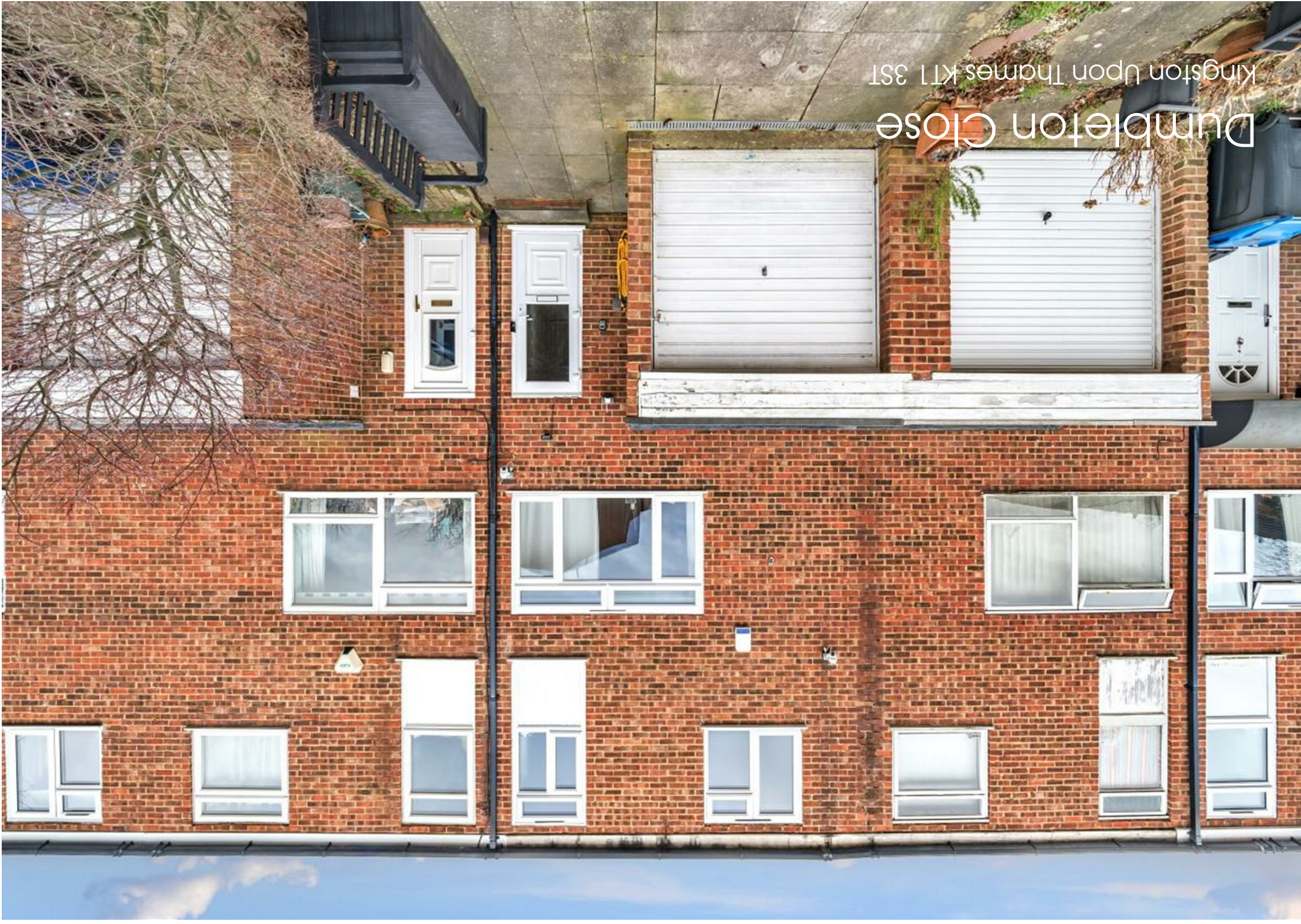
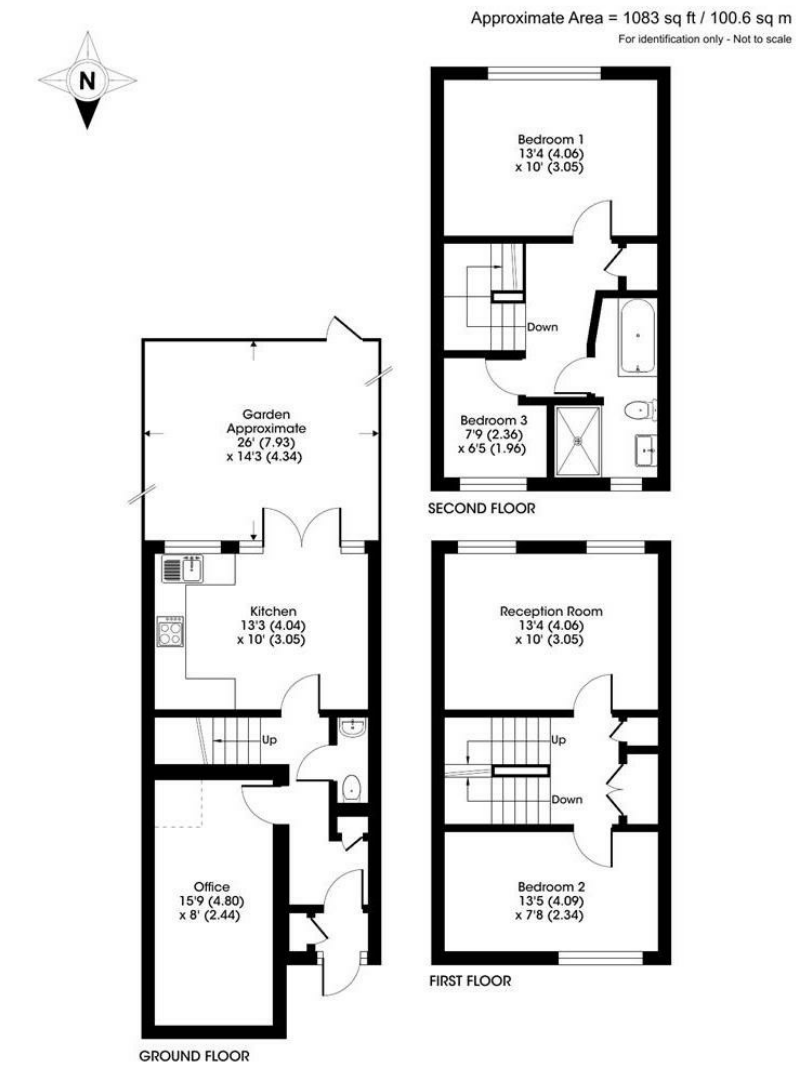


Dumbleton Close

Kingston Upon Thames KT1 3ST



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 1050914

gibson lane

34 Richmond Road
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Surrey
KT2 5ED
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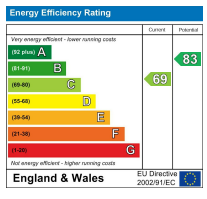

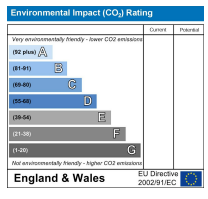

Important Information

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.

The Property Ombudsman
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Guide Price £600,000

- Three Storey Town House
- Short Walk to Norbiton Village and Train Station
- Planning Permission Granted for Ground Floor and Garage Conversion
- Secluded South Facing Rear Garden
- Off Street Parking
- Immaculately Presented
- Recently Updated & Modernised
- EPC Rating - C

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A three bedroom mid terraced townhouse situated in a very convenient location within a short walk of Norbiton village and station. The property has been much improved by our current Vendors who have carried out a programme of modernisation during their ownership, and is also being sold with the benefit of planning permission to carry out both a ground floor rear extension and to convert the existing garage - creating a 4 bedroom family home. Internally the property comprises kitchen/diner with French doors to secluded rear garden, downstairs WC, integral garage, whilst on the upper floors there are two double bedrooms, a further single/study, reception room and brand new family bathroom with separate walk in shower and bath. To the front of the property there is off road parking.

Situation

The property is ideally located between Kingston, Norbiton and New Malden with their extensive range of shops, boutiques and restaurants, as well as being a short walk from Kingston Hospital. Norbiton Station which gives direct access into London Waterloo is close by and the A3, which serves both London & the M25, is easily accessible by car. The standard of schooling within Kingston & Coombe is excellent within both the private and state sectors. The area also has an abundance of leisure facilities to include golf courses, tennis clubs and riding schools.