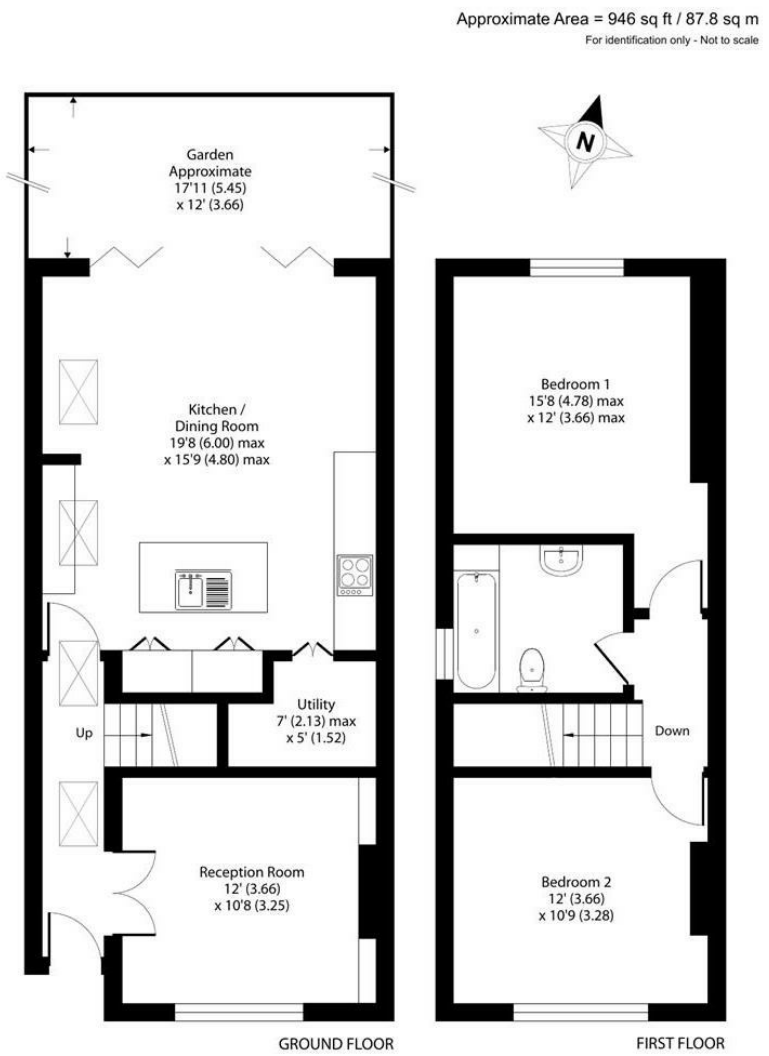
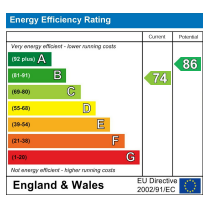


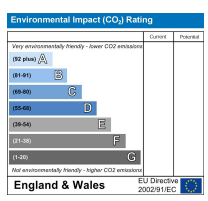
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 841077

gibson lane

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

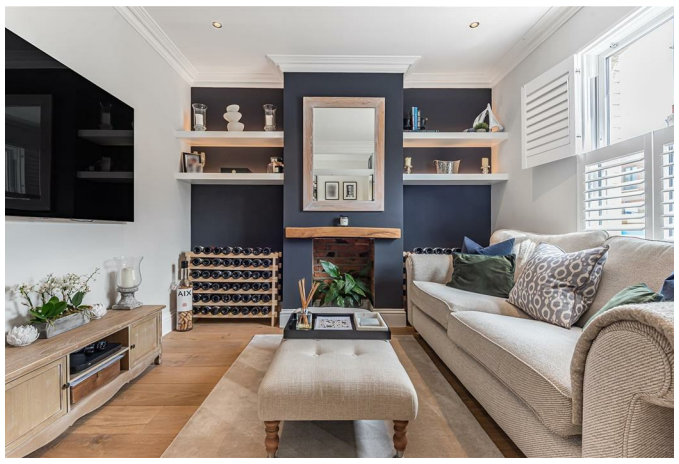


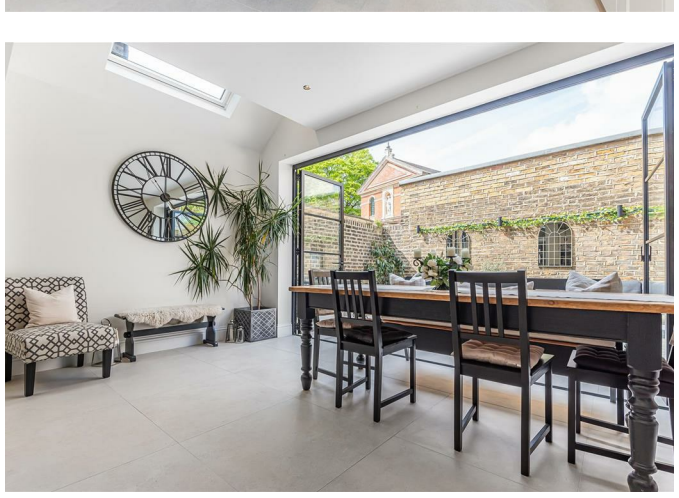


Important Information

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 £850,000

- Semi-Detached Victorian Home
- Two Double Bedrooms
- Spectacular Internal Design and Finish
- Luxurious Bathroom
- Impressive 20ft Open Plan Kitchen/Diner
- Moments from Richmond Park
- Private Sunny Rear Garden
- 10 Minute Walk to Kingston Station
- North Kingston Location
- Council Tax Band - D / EPC - C

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

Rose Cottages - a stunning brick fronted semi-detached Victorian home situated on this sought after North Kingston road, moments from Richmond Park. The property has recently undergone complete refurbishment/extension creating a beautiful residence, combining the perfect balance of contemporary design and period charm. The property offers spacious accommodation approaching 950sqft finished to an exceptional standard.

The ground floor provides a welcoming entrance/hallway, light and bright front reception room complete with shutter blinds, utility room and the real hub of the house, a magnificent 20ft open plan kitchen/diner ideal for entertaining with full height bi-folding doors leading out onto the private rear garden which is a real sun trap. The bespoke kitchen design has been fitted with high end integrated appliances including dual temperate wine fridge and instant hot water tap.

The first floor offers a double bedroom to the front with feature fireplace, a spacious master bedroom with unique vaulted ceiling and a luxurious bathroom complete with underfloor heating, anti-mist mirror, dual shower and built in smart TV. Further benefits include under floor heating on the whole of the ground floor, spectacular mood lighting throughout, vast boarded loft, brand new double glazed windows throughout and built in speakers connected to Sonos.

This truly is a special property in a fantastic location, call us now to book your viewing! NB: The seller of this property is an employee of Gibson Lane, Gibson Lane have no financial interest in the sale other than that of professional fees.

Situation

Kings Road is situated in this premier North Kingston location a stones throw away from Richmond Park with Canbury Gardens and the River Thames only moments away. 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, restaurants & bars 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.