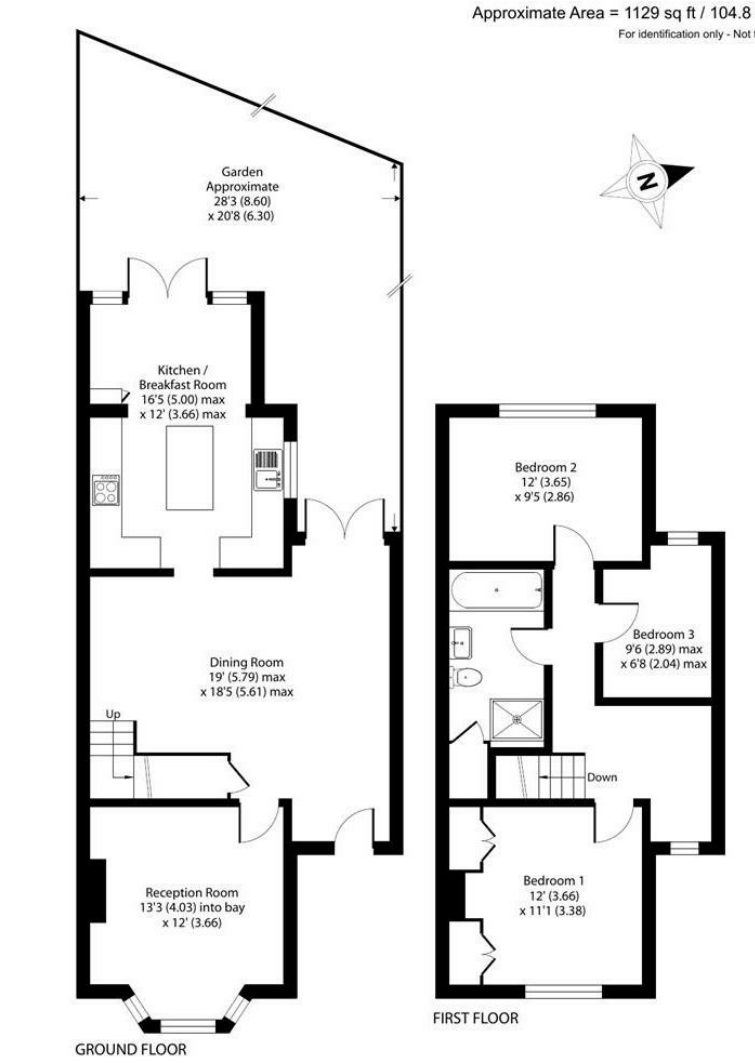
# Acre Road

Kingston Upon Thames KT2 6ES

Approximate Area = 1129 sq ft / 104.8 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Gibson Lane. REF: 1296350

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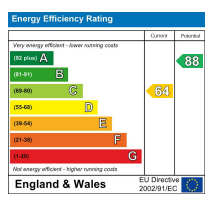


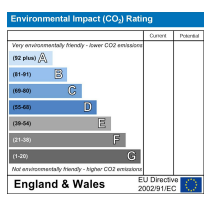


**Important Information**

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 £825,000

- Detached Victorian House
- Three Bedrooms
- Off Street Parking
- North Kingston Location
- Well Presented Internally
- Modern Bathroom with Bath and Separte Shower
- No Onward Chain
- EPC Rating - D
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

## Description

An exquisite Victorian detached house situated on this sought after road in North Kingston, the property has been sympathetically extended over the years to provide a well balanced layout perfect for entertaining and family life.
The ground floor comprises of front reception room with stunning bay window and wood burning stove, generous dining room, modern eat in kitchen with patio doors leading out onto a delightfully landscpaed private west facing walled patio garden with estabilised grape vine and trailing pear tree both of which produce incredible fruit!
The upper floor provides two double bedrooms, single bedroom and modern bathroom with both bath and separate shower.
Externally the property has the bonus of off street parking to the front and is also being sold with No onward chain.

## Situation

Acre Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and 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.