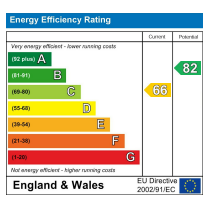
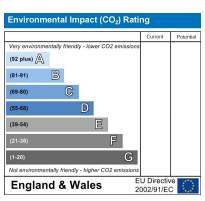
Approximate Gross Internal Area 1650 sq ft - 153 sq m
Cellar Area 74 sq ft – 7 sq m
Ground Floor Area 584 sq ft – 54 sq m
First Floor Area 589 sq ft – 55 sq m
Second Floor Area 403 sq ft – 37 sq m

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
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Guide Price £1,000,000

- Semi Detached Period Family Home
- Four Double Bedrooms
- Off Street Parking
- Two Bath/Shower Rooms
- Potential to Extend (STPP)
- Close to Transport Links
- Cellar
- EPC Rating - D
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An elegant semi detached period family home with accommodation approaching 1700 sqft naturally arranged over three floors.

This wonderful property has many period features through out and comprises of stunning entrance hall, double reception room with large bay window, tall ceilings and feature fireplaces. To the rear of the property is a fitted kitchen with access to the cellar and patio doors leading out onto a private rear garden.

To the upper floors there are two double bedrooms, family bathroom and separate shower room on the first floor and two further double bedrooms on the second floor.

The property benefits from potential to extend (STPP) and has off street parking to the front.

Situation

Located in this sought after North Kingston road within close proximity of Richmond Park, Canbury Gardens and the River Thames, Clifton Road is an extremely sought after address. The property is ideally situated for both Kingston and Norbiton stations 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.