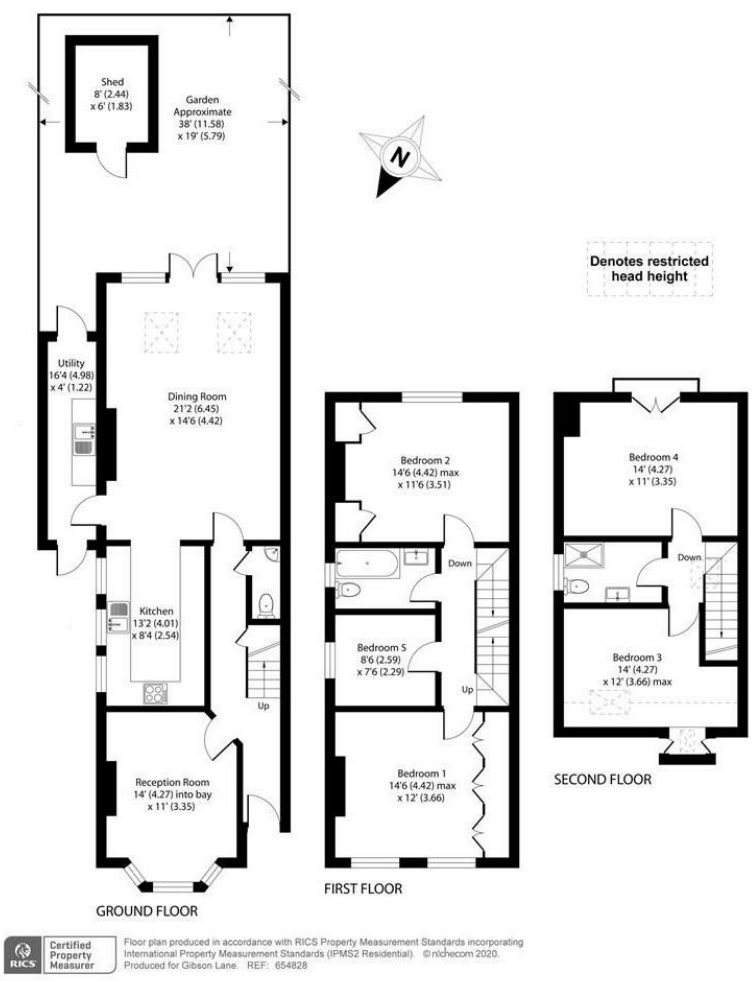
Approximate Area = 1651 sq ft / 153 sq m
Including Limited Use Area(s) = 35 sq ft / 3 sq m
Outbuilding = 48 sq ft / 5 sq m
Total = 1734 sq ft / 161 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Gibson Lane. REF: 654828

gibson lane

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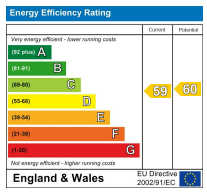
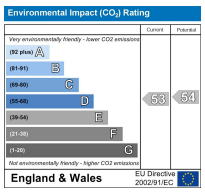
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

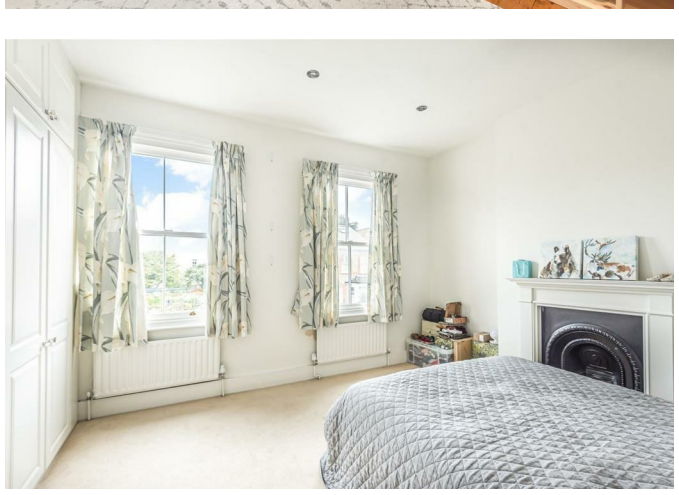




Important Information

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



Beresford Road

Kingston Upon Thames KT2 6LR

Guide Price £1,025,000

A beautiful Victorian semi detached family home extensively refurbished and extended over the years to provide accommodation in excess of 1700 sq ft.

Description

An impressive Victorian semi detached family home extensively refurbished and extended over the years to provide accommodation in excess of 1700 sq ft arranged over three floors. The property boasts tall ceilings, is full of natural light and offers period features throughout. The ground floor provides a beautiful front reception room, utility room, separate WC and stunning open plan kitchen/dining/family room with French doors leading directly onto the south facing rear garden. The upper floors provide five spacious bedrooms and two bath/shower rooms. The property is sold with no onward chain.

Situation

Beresford Road is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for both Norbiton and Kingston stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston town centre with its array of shops and restaurants is a short distance away and the standard of schooling in the immediate area is excellent within both the private and state sectors.

Tenure: Freehold
Local Authority: Kingston