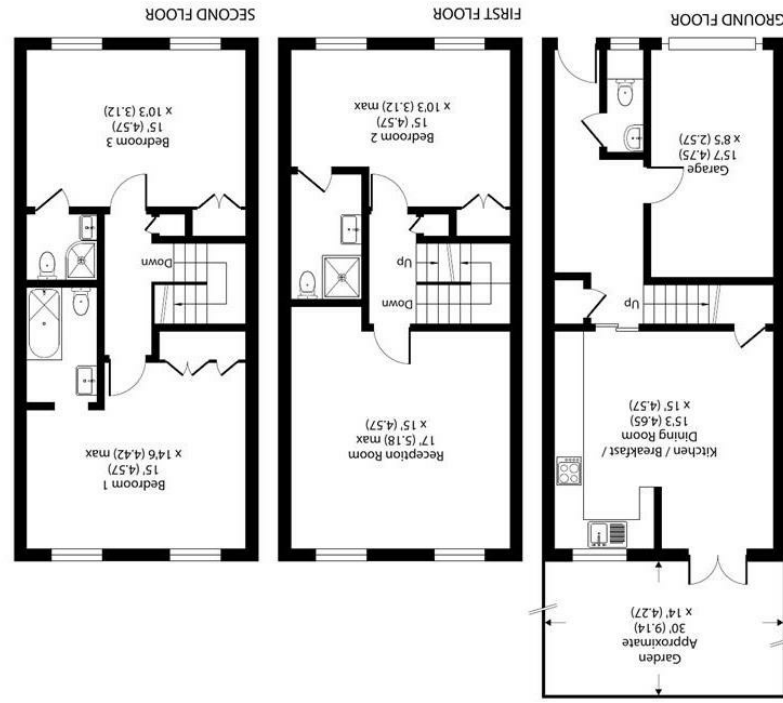


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

| England & Wales | |
|--|---|
| Energy Efficiency Rating | A |
| Environmental Impact (CO ₂) Rating | B |

| England & Wales | |
|--|---|
| Energy Efficiency Rating | A |
| Environmental Impact (CO ₂) Rating | B |

Certified Property Measurement Standard (CPMS) Registered. © nred.com 2022.



Approximate Area = 1395 sq ft / 130 sq m (excludes garage)
 For identification only - Not to scale

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



Blenheim Gardens
 Kingston Upon Thames KT2 7BW



Guide Price £850,000

- Three Bedrooms
- North Kingston Location
- Off Street Parking
- Well Presented Internally
- Close to Transport Links

- Accom. Approaching 1400 Sqft.
- EPC Rating - C
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

This elegant mid terraced Georgian influenced residence offers impressive accommodation approaching 1400 sq ft and is well presented throughout. To the ground floor there is a modern kitchen/dining room with patio doors leading onto a delightfully landscaped private garden with rear access, a downstairs W.C and garage. On the upper floors there is an impressive first floor reception room and double bedroom with en suite shower room and two further bedrooms both with en suite bath/shower rooms on the top floor. Externally there is the real benefit of off-street parking for two cars to the front.

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

Located in this sought after residential development conveniently positioned between Kingston town centre and Norbiton Village with their wealth of shops, bars, restaurants and stations. Richmond Park with its many acres of open space is a short distance away and the A3, which serves both London and the M25 is easily accessible by car and an array of bus transport too to Kingston borough and Central London. The standard of schooling in the immediate area is excellent within both the private and state sectors.

