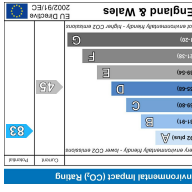
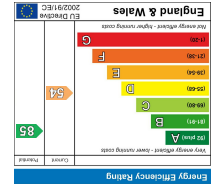


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 85	 33



APPROX. GROSS INTERNAL FLOOR AREA 1260 SQ FT 117 SQ METRES (EXCLUDE OUTBUILDINGS)

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





Deacon Road  
 Kingston upon Thames KT2 6LU



## Deacon Road

Kingston Upon Thames KT2 6LU

Asking Price £1,025,000

A delightful four bedroom Victorian halls adjoining semi detached family home situated on this sought after North Kingston Road and uniquely offering an incredible 83' south facing garden

### Description

An attractive halls adjoining Victorian semi detached family home with spacious and well balanced accommodation in excess of 1200 square foot arranged over three floors. The property benefits from many period features through out including striking cast iron fireplaces and lovely tall ceilings. To the ground floor the property is in its original layout with reception rooms to the front and the back with a fitted kitchen in the middle with a breakfast bar. To the upper floors there are four good sized bedrooms (smallest almost 9' x 9') and two bath/shower rooms. The wow factor however is the incredible 83' south facing garden, this is considerably larger than the average North Kingston garden and perfect for the growing family. There is also the added benefit of extension potential on the ground floor (subject to consents) to create a substantial family home of approximately 1700 square foot! Viewings are highly recommended.

### Situation

Deacon Road is a particularly sought after residential tree lined street within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for 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 & state sectors.

**Tenure:** Freehold  
**Local Authority:**

