South Lane

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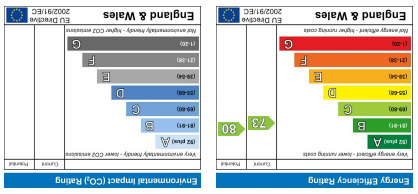
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress

Approximate Gross Internal Area 1159 sq ft - 108 sq m
Ground Floor Area 645 sq ft – 60 sq m
First Floor Area 514 sq ft – 48 sq m

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 £925,000

- Semi-Detached Home
- Three Bedrooms
- Extremely High Specification
- Open Plan 32.5ft Kitchen/Dining Room
- Two Luxurious Bathrooms
- Downstairs WC
- Off Street Parking
- Fantastic Location
- Moments from The River Thames & Kingston Town
- EPC Rating - C

Tenure: Freehold

Local Authority: Kingston upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

This delightful semi-detached Victorian house offers a perfect blend of classic elegance and modern convenience. The property has been reconstructed via a double height rear extension & renovated internally, completed to an extremely high specification including brand new timber sash windows. This lavish home provides accommodation in excess of 1150sqft over two floors. The ground floor provides a beautiful front reception room with bay window, a downstairs WC and the real wow factor – a simply stunning open plan kitchen/living/dining room spanning an impressive 32.5ft deep. This area is complete to the highest of specifications and top of the range appliances. Highlights include polished concrete flooring with under floor heating, superb kitchen island, floor to ceiling glass panels & doors including an enormous pivot glass door to the rear, a very special feature, which leads out on to the private garden which receives plenty of sunlight, perfect for planting. This large room provides ample space for both relaxation and entertaining guests. This versatile area is filled with natural light, creating a warm and welcoming atmosphere of pure luxury.

Upstairs provides a magnificent principal bedroom with vaulted ceiling, complete with en-suite bathroom with underfloor heating. There is another double bedroom to the front, a single bedroom / study in the centre and a second luxurious bathroom which also has underfloor heating.

Additionally the property includes off street parking for two cars with EV charging point. The surrounding area is known for its excellent amenities, including shops, schools, and parks plus there is easy access to Surbiton & Surbiton Station, making it a fantastic choice for families and professionals alike. This Victorian gem positioned within the conservation area on South Lane is not just a house; it is a home filled with character & charm, plus luxurious interior design and high specification finishes!

Situation

South Lane is a popular residential street moments from the River Thames and conveniently situated for Kingston town centre with its extensive range of shops, bars and restaurants and overground station with a direct service into Waterloo. The standard of schooling in the immediate area is excellent within both the private and state sectors.