



St. Albans Road
Kingston Upon Thames KT2 5HH

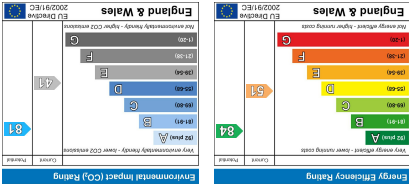
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

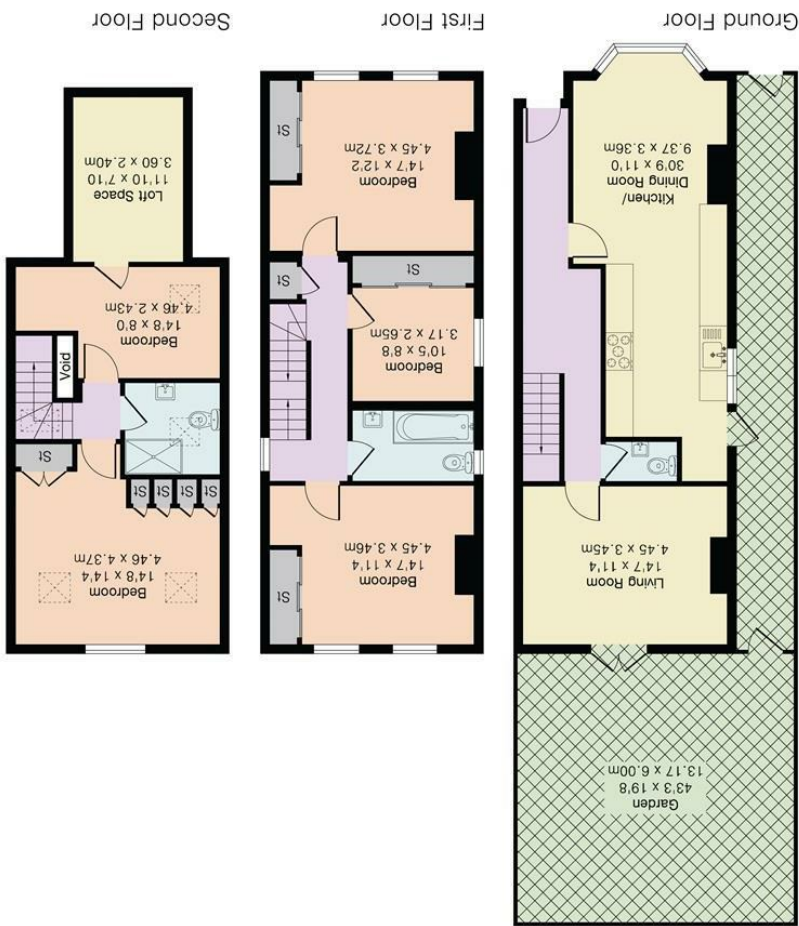
Redress: We hold independent redress with Property Redress.



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.



Approximate Gross Internal Area 1673 sq ft - 156 sq m (including Loft Space)
Ground Floor Area 594 sq ft - 55 sq m
First Floor Area 589 sq ft - 55 sq m
Second Floor Area 490 sq ft - 46 sq m





Guide Price £1,375,000

- Detached Period House
- Five Double Bedrooms
- Two Bathrooms
- Planning Permission Granted for Vast Extension
- Well Presented Internally
- Stunning Landscaped Rear Garden
- North Kingston Location
- Close to Outstanding Schooling
- Extremely Sought After Road
- EPC Rating - E

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 charming Victorian detached house, offers a splendid blend of period character and modern living with many original features. The property boasts five spacious bedrooms and two bathrooms, perfect for families seeking both comfort and style.

Upon entering, you are greeted by a generous 28' kitchen /breakfast room with modern appliances and underfloor heating, providing ample space for relaxation and entertaining. There is also a stunning rear reception room with beautiful fireplace, floor to ceiling patio doors leading directly onto an immaculately landscaped rear garden. There is also the added bonus of a downstairs WC.

Additionally, planning permission has been granted for a vast ground floor extension, presenting an exciting opportunity for those looking to expand their living space and tailor the home to their specific needs. This potential for growth makes this property not only a wonderful family home but also a smart investment for the future.

In summary, this detached house on St. Albans Road is a rare find, combining historical charm with modern conveniences and the scope for further development. The interior features a high specification, ensuring that the home is both functional and aesthetically pleasing. Natural light floods through the large windows, enhancing the warm and welcoming atmosphere throughout. It is a perfect choice for families looking to live on a quiet residential road, close to outstanding, a vibrant community with excellent amenities and transport links.

Situation

Located in this premier North Kingston road within close proximity of Richmond Park & moments from Canbury Gardens & the River Thames, St Albans Road is an extremely sought after address. Kingston town centre with its array of shops, bars, restaurants & station is within three quarters of a mile distance. The A3, which serves both London & the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fernhill, the German School, Grey Court, Kingston Academy, Tiffin boys & girls. The area has an extensive range of leisure facilities and public health clubs.

