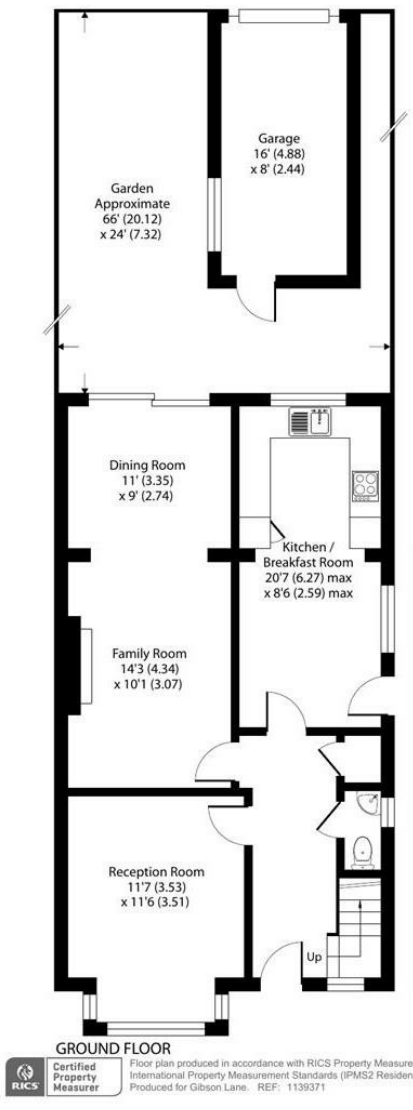
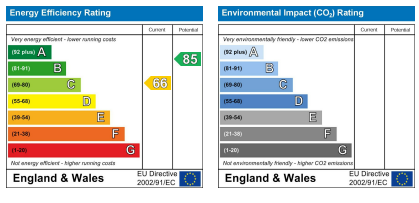
St. Albans Road

Kingston Upon Thames KT2 5HH



Approximate Area = 1283 sq ft / 119.1 sq m
Garage = 128 sq ft / 11.8 sq m
Total = 1411 sq ft / 130.9 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 2024.
Produced for Gibson Lane. REF: 1139371



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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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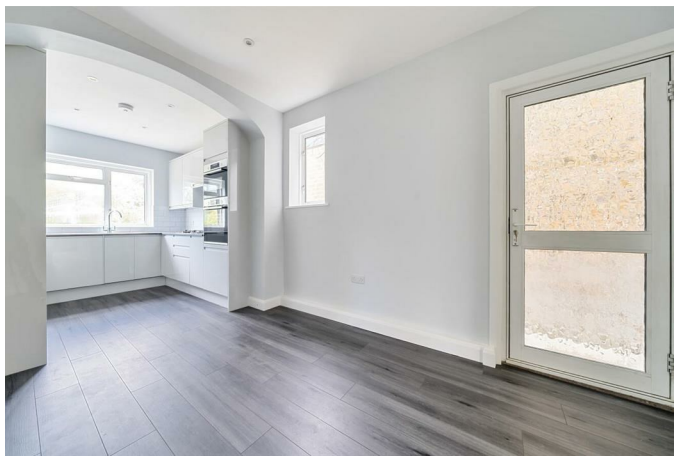

Guide Price £1,450,000

- No Onward Chain
- Detached Home
- Three Spacious Bedrooms
- Sensational Southerly Aspect Rear Garden
- Garage
- Completely Refurbished to a High Specification
- Enormous Scope to Expand (STNC)
- Extremely Desirable Location
- EPC Rating - D
- Council Tax Banding - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A charming, detached residence situated within this extremely desirable North Kingston road. The property has been subject to a complete refurbishment from top to bottom to include a full re-wire, full re-plumb, new boiler and radiators, new fuse board, new insulation throughout plus new kitchen, flooring/carpet etc. The property is in turnkey condition and has been completed to a superb specification. There is also fantastic scope to expand with various options to include a two-storey rear extension and a loft conversion, subject to necessary consents (STNC).

The ground floor provides a generous entrance hall, spacious front reception room with square bay window, downstairs WC, brand new kitchen with all new fitted appliances plus a double reception at the rear with sliding glass doors which open out onto the spectacular rear garden. The first floor offers three excellent bedrooms and a family bathroom

One of the key highlights of this lovely home is its private and secluded southerly aspect rear garden spanning almost 70ft, perfect for relaxing on the weekends or entertaining with friends and family.
Externally there is also a pleasant front garden, side access and a large garage in the rear garden.

Don't miss out on the chance to own this delightful home in a prime North Kingston location with enormous possibilities for personalization and expansion. Contact us today to arrange a viewing!

Situation

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