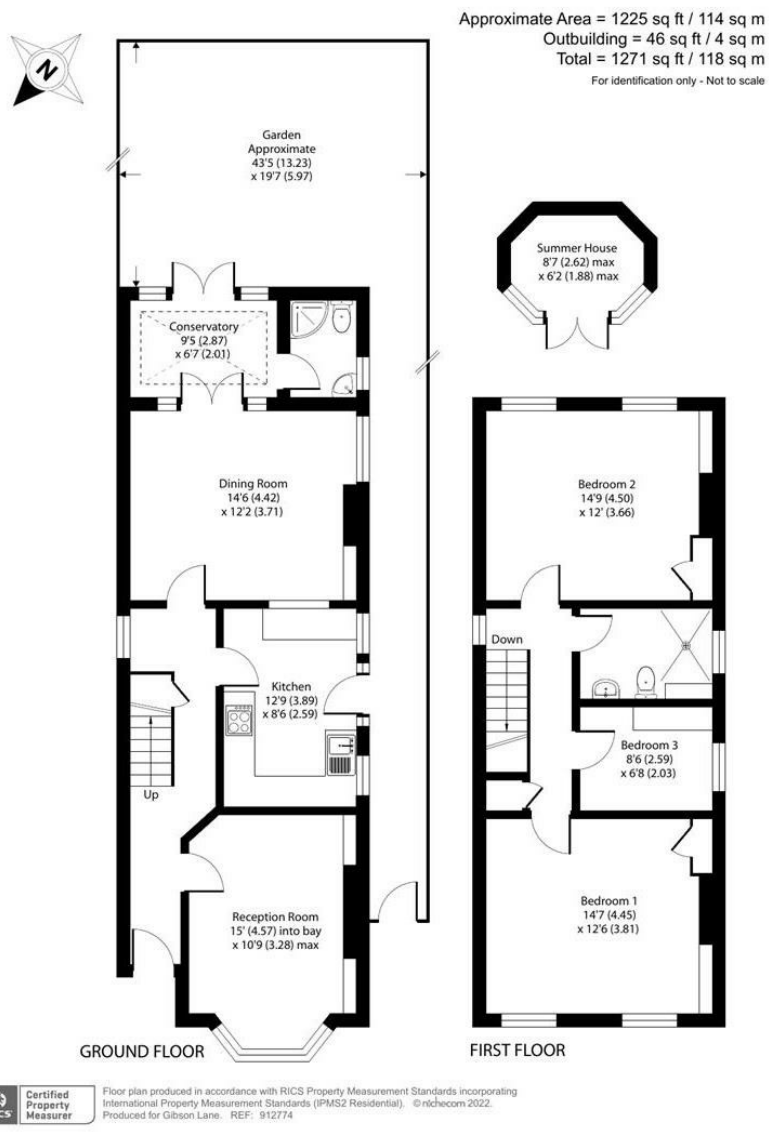
# Woodside Road

Kingston Upon Thames KT2 5AT




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Gibson Lane. REF: 912774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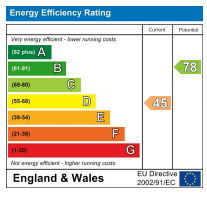


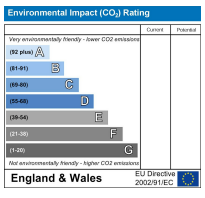


## Important Information

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 £1,150,000

- Detached Victorian family home
- North Kingston River Road Location
- Three reception areas
- Sunny southerly aspect garden
- Council tax band F
- Three bedrooms (2 doubles).
- No onward Chain
- Tremendous potential for improvement and development
- Many original features retained

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

## Description

'Rosemont' is an impressive detached Victorian family home with tremendous potential for development, extension and loft conversion (subject to consents), ideally located on this sought after river road in North Kingston, moments from Canbury Gardens with the River Thames. This fine home has accommodation approaching 1300sqft arranged over two floors. The ground floor comprises three reception areas, kitchen and downstairs shower room with WC, the garden room has double doors leading out onto a delightful southerly aspect rear garden with summer house. On the first floor there are two generous double bedrooms, single bedroom/nursery and wet room. The property has retained a wealth of original features to include; High corniced ceilings, sash windows, panelled doors and striking Victorian fireplaces. This blank canvas offers an incredible opportunity for an incoming buyer to develop, extend and convert the loft which would create a wonderful family home to a bespoke design, approaching 2000 square foot and situated in one of North Kingston's most desirable locations. The property is being offered for sale with no onward chain and viewings (by appointment) are highly recommended.

## Situation

Woodside Road is an extremely popular address and is one of the sought after North Kingston river roads, being conveniently positioned for Kingston town centre, station, Richmond Park and moments from Canbury Gardens & The River Thames. The standard of schooling in the immediate area is excellent within both the private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private and public health clubs.