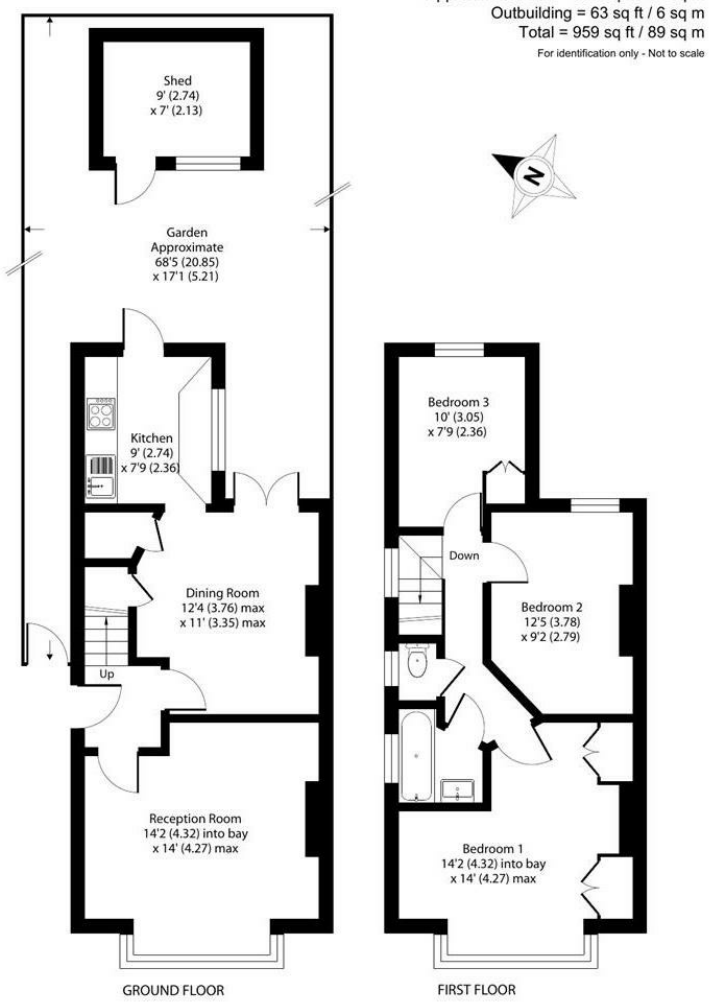
Staunton Road

Kingston Upon Thames KT2 5TL



Approximate Area = 896 sq ft / 83 sq m
Outbuilding = 63 sq ft / 6 sq m
Total = 959 sq ft / 89 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 2022.
Produced for Gibson Lane. REF: 804232

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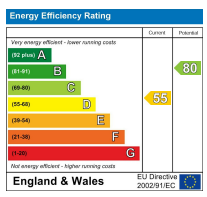

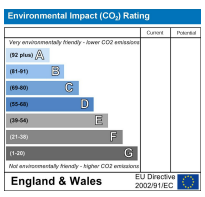

Important Information

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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Kingston Upon Thames KT2 5TL

Guide Price £850,000

A charming three bedroom semi detached home with accommodation approaching 1000 sq ft and huge scope to expand further (STNC).

Description

A delightful three bedroom semi detached home situated within this premium North Kingston road offering accommodation approaching 1000 sq ft arranged over two floors in need of some modernization. The ground floor comprises of large front reception room with square bay window, dining room and kitchen. The first floor contains two double bedrooms,, bathroom, separate toilet and an additional bedroom. To the rear there is an Easterly facing garden spanning almost 70ft deep. Furthermore the property has side access and a garden shed. There is also potential to extend (Subject to necessary planning permission) creating a substantial property in one of Kingston's most sought after locations.

Situation

Staunton Road is a particularly sought after residential road ideally situated in the popular North Kingston area. The property is conveniently positioned between Richmond Park and the River Thames and approximately half a mile from Kingston station giving direct access into Waterloo, the A3 which serves both London & the M25 is easily accessible by car. Kingston town centre with its array of shops, restaurants and bars is within a mile distance. The standard of schooling in the immediate area is excellent within both the private and state sector.

Tenure: Freehold
Local Authority: Kingston Upon Thames