



Wyndham Road
Kingston Upon Thames KT2 5JS

Approximate Gross Internal Area 1034 sq ft - 96 sq m (Including Outbuilding)
 Approximate Gross Internal Area 963 sq ft - 89 sq m (Excluding Outbuilding)
 Ground Floor Area 543 sq ft - 50 sq m
 First Floor Area 420 sq ft - 39 sq m
 Outbuilding Area 71 sq ft - 7 sq m



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.



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.

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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.





Guide Price £950,000

- Sold with No Onward Chain
- Victorian Detached Home
- Huge Scope for Expansion (STNC)
- Fantastic 120ft Southerly Aspect Rear Garden
- Off Street Parking
- Three Bedrooms
- Side Access
- Moments from Richmond Park
- 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 detached Victorian home presents an exceptional opportunity for families, offering three bedrooms over two floors, this property is perfect for those seeking a comfortable living space in a highly desirable area.

The ground floor provides two reception rooms, kitchen, dining room and a WC. The first floor offers three bedrooms and a family bathroom. There is enormous potential for expansion, allowing you to tailor the space to your specific needs, whether that be a larger open plan kitchen, additional living areas, or a loft conversion, there are plenty of options for this property, all subject to the necessary consents. Once fully extended, this property would provide ample accommodation to create an impressive family home on an extremely sought after road.

The rear garden, with its incredible southerly aspect, is a true highlight of this home. It offers a serene outdoor retreat measuring an impressive 120ft deep. Additionally there is a storage shed plus a summer house.

The property is situated just moments from the entrance gates of Richmond Park, providing residents with easy access to one of London's largest and most beautiful green spaces.

In summary, this Victorian house on Wyndham Road is not just a home; it is a canvas for your dream home. With its prime location, off street parking, fantastic rear garden plus the potential for expansion and modernisation, it is an opportunity not to be missed.



Situation

Wyndham Road is a popular residential road ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, the River Thames and Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops and restaurants and is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.

