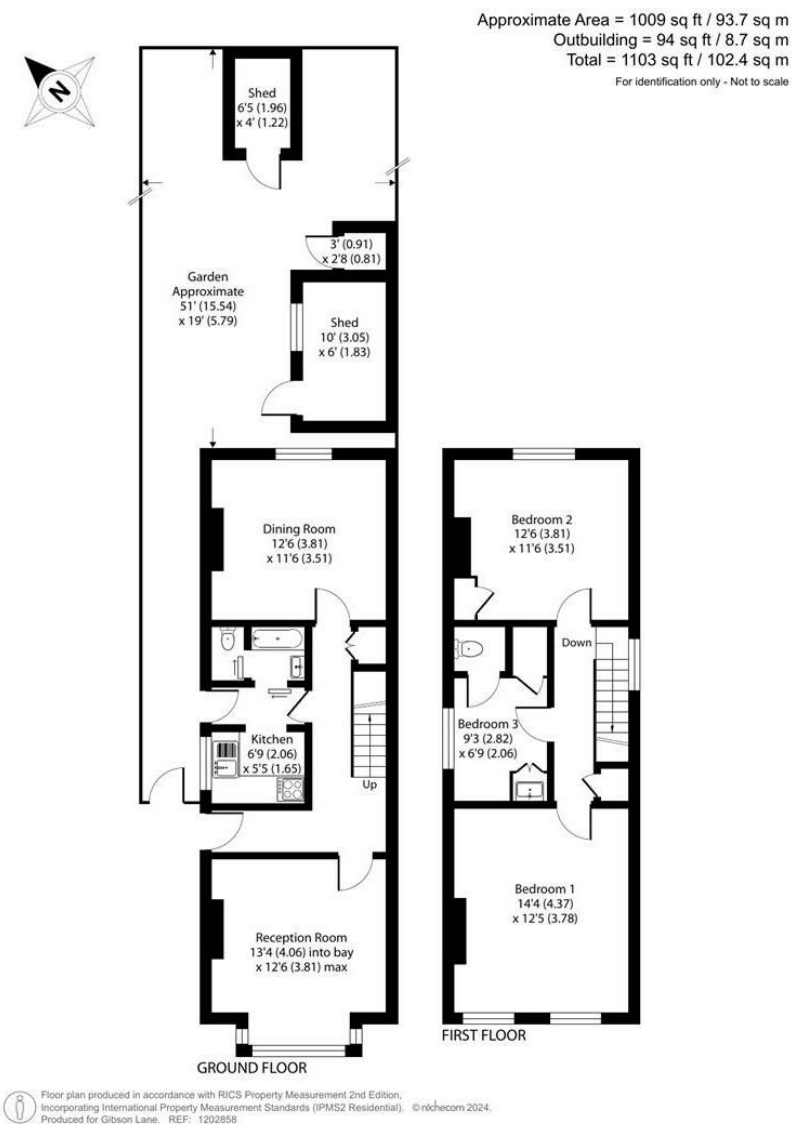
Staunton Road

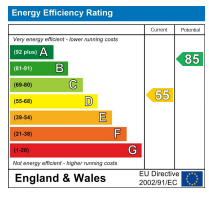
Kingston Upon Thames KT2 5TL

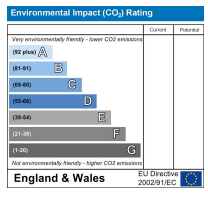


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Gibson Lane. REF: 1202858

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444





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 £950,000

- Victorian Detached Home
- Three Bedrooms
- Excellent Private Rear Garden
- Huge Scope for Modernisation
- Tremendous Expansion Potential (STNC)
- Short Walk to Richmond Park
- Close to Outstanding Schooling
- North Kingston Location
- EPC Rating - D
- Council Tax Banding - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

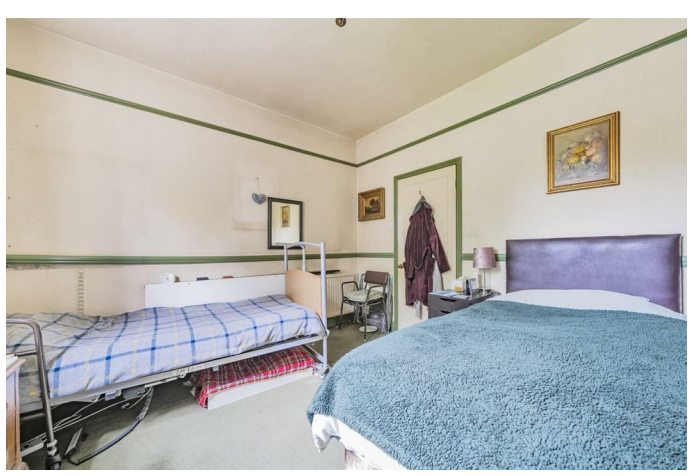
Description

A charming Victorian detached home offering tremendous potential to modernise and expand through a ground floor rear extension and loft conversion, subject to necessary consents (STNC). Located in this extremely sought after residential road, the property is in an idealist location within close proximity to outstanding schooling, Richmond Park and the River Thames and Canbury Cardenas.

The property currently provides accommodation in excess of 1000sqft arranged over two floors to include a spacious front reception room with fireplace and square bay window, middle kitchen, bathroom, and dining room to the rear with another stunning fireplace. The first floor offers three bedrooms, two being excellent sized double bedrooms. The middle bedroom also houses an additional toilet.

Externally there is a fantastic private rear garden measuring an impressive 51ft deep, two large storage sheds and side access.

With superb potential for extension on the ground floor and into the loft , this home allows you to tailor the space to your requirements to create your dream home in an extremely sought-after area. Call us now to arrange a viewing!

Situation

Staunton Road is a premier 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.