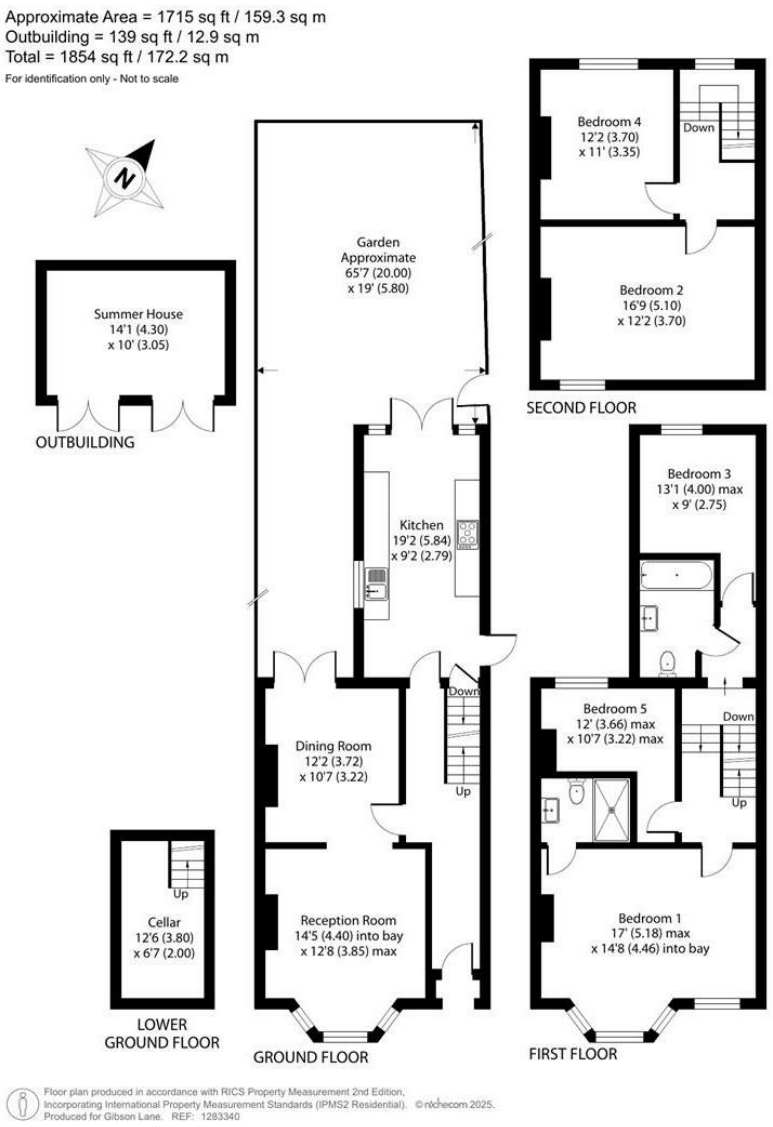
# Clifton Road

Kingston Upon Thames KT2 6PW





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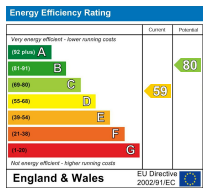


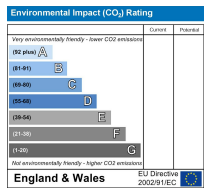



**Important Information**

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.

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## Guide Price £1,100,000

- Period Victorian Home
- Five Bedrooms
- Impressive Rear Garden Spanning 65.7ft Deep
- Scope for Further Expansion (STNC)
- Off Street Parking for Two Cars
- Generous Accommodation Approaching 2000sqft
- Summer House
- Excellent North Kingston Location
- Moments from Train Station
- EPC Rating - D | Council Tax Banding - F

* Tenure: Freehold

* Local Authority: Kingston upon Thames

## Description

This grand Victorian semi-detached home offers a splendid blend of classic elegance and modern living combined with a plethora of period character. With generous accommodation approaching 2000 square feet naturally arranged over three floors, this property is perfect for families seeking both space and comfort.

The ground floor provides an excellent double reception room with two fireplaces and large bay window, plus a lovely contemporary kitchen to the rear spanning almost 20ft deep. The first floor contains an impressive full width bedroom with en-suite shower room, two further bedrooms and a family bathroom. The top floor has a further two spacious double bedrooms.

The beautiful garden provides incredible space of 65.7ft deep, a rarity for the area and perfect for hosting summer gatherings and relaxing with the family.

In addition there is a cellar on the lower ground floor and a generous summer house in the garden, plus ample off-street parking for two cars, a valuable asset in this sought-after area.
There is potential to expand this hose further via a ground floor extension, subject to necessary consents (STNC).

This remarkable home combines the charm of Victorian architecture with the practicality of modern living. The five well-proportioned bedrooms provide ample space for families, and the beautiful rear garden is truly magnificent making this home a must see property. Call us now to arrange your viewing.

## Situation

Located in this sought after North Kingston road within close proximity of Richmond Park, Canbury Gardens and the River Thames, Clifton Road is an extremely sought after address. The property is ideally situated for both Kingston and Norbiton stations giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors.