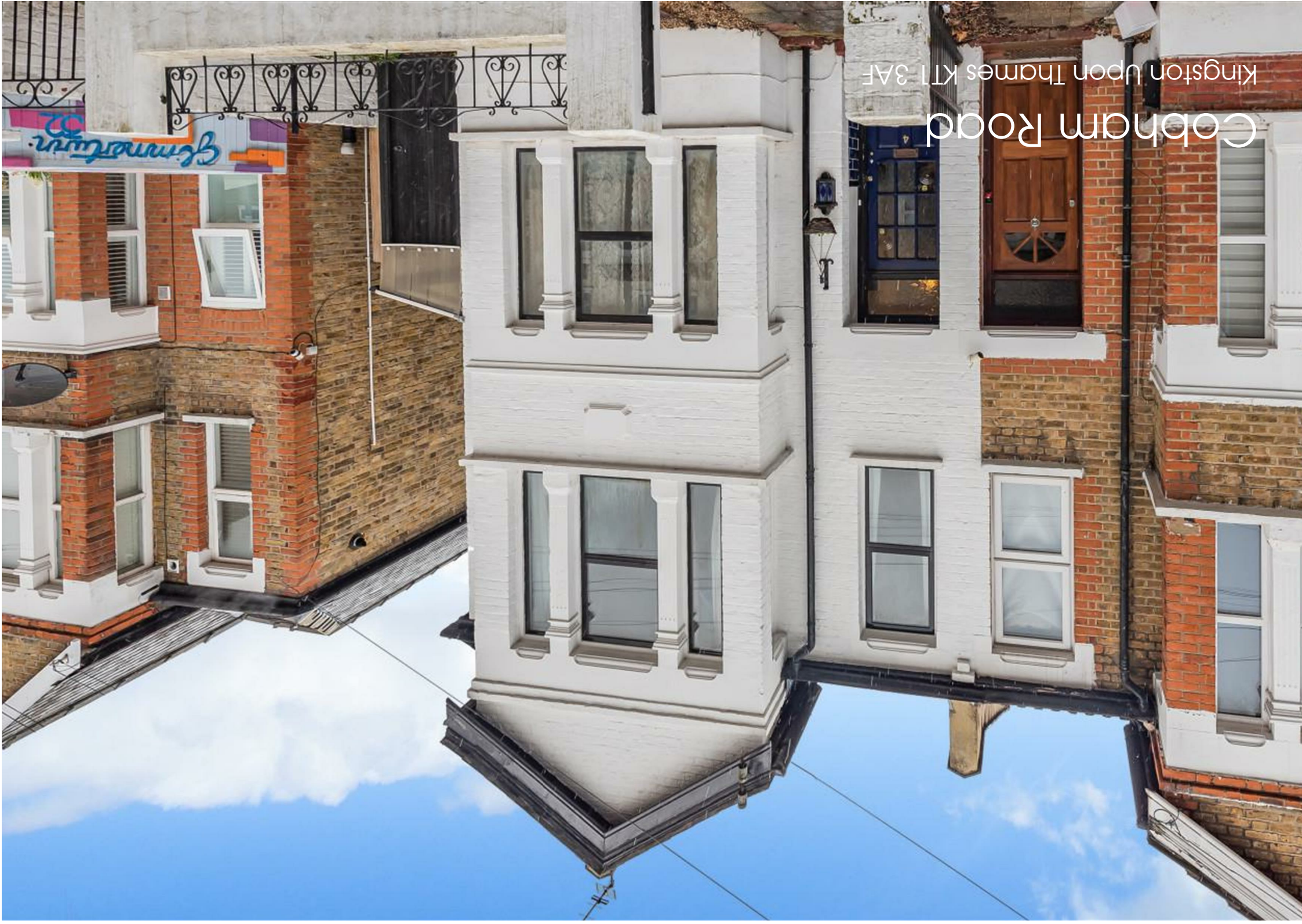
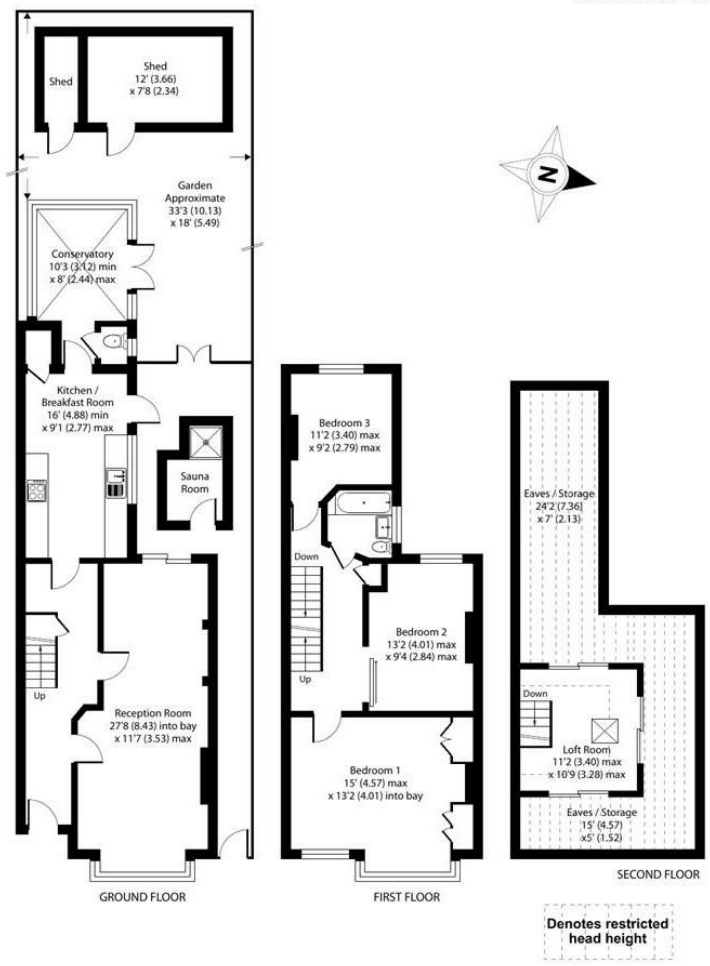


Cobham Road

Kingston Upon Thames KT1 3AF

Approximate Area = 1325 sq ft / 123 sq m
Including Limited Use Area(s) = 400 sq ft / 37.1 sq m
Outbuildings = 151 sq ft / 14 sq m
Total = 1876 sq ft / 174.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 816122

gibson lane

34 Richmond Road
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KT2 5ED
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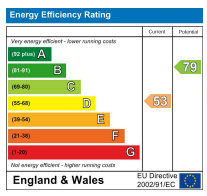

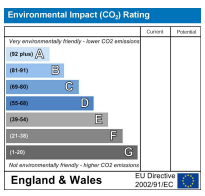

Important Information

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 £875,000

- Semi Detached
- Three Bedrooms
- Close to Norbiton Station
- Potential to Extend (STNC)
- West Facing Garden
- Large Outbuilding
- EPC Rating E
- Council Tax Band E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An elegant double bay fronted three bedroom semi-detached Victorian residence with accommodation approaching 1350sqft arranged over two floors. The property requires a degree of modernization and the potential to extend (STNC). The ground floor comprises of a double reception room with feature fireplace, eat in Kitchen and conservatory leading directly onto a west facing rear garden. To the upper floors there are three bedrooms, family bathroom and loft room. Externally there is a sauna room and an outbuilding in the rear garden.

Situation

Cobham Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. Kingston Town Centre with its extensive range of shops, bars and restaurants is a short walk. The A3 which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.