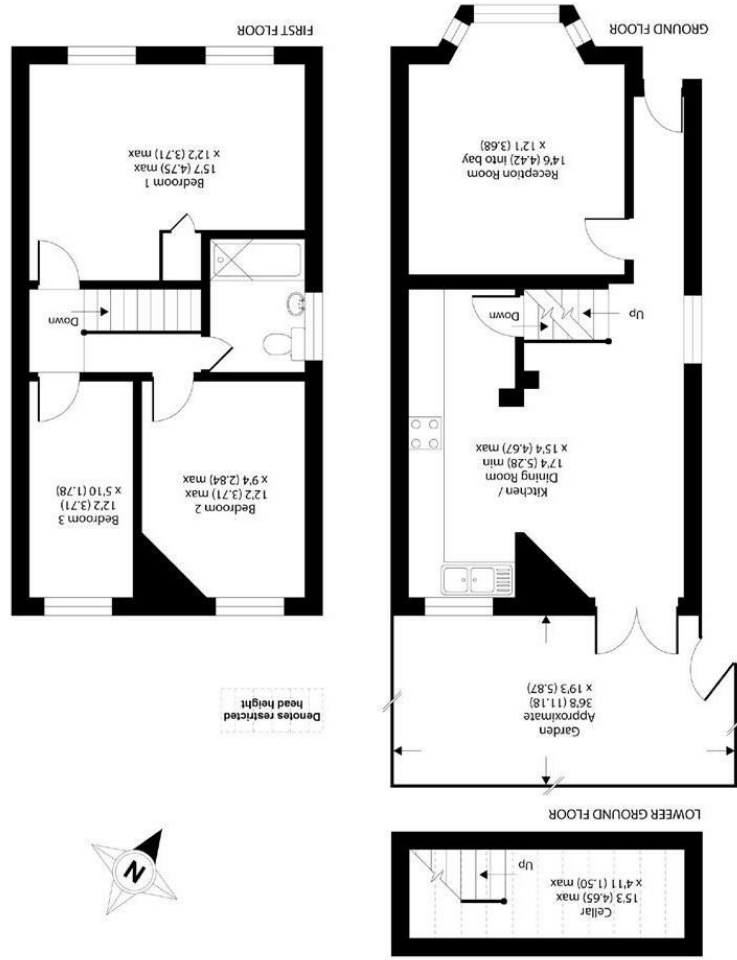


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Energy Efficiency Rating	
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	39-48
G	35-38
H	29-34
I	21-28

Environmental Impact (CO ₂) Rating	
A	1-10
B	11-20
C	21-30
D	31-40
E	41-50
F	51-60
G	61-70
H	71-80
I	81-90



APPROX. GROSS INTERNAL FLOOR AREA 921 SQ FT 85.6 SQ METRES
 (EXCLUDES RESTRICTED HEAD HEIGHT)

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





16 Osborne Road
 Kingston Upon Thames KT2 5HB



Osborne Road

Kingston Upon Thames KT2 5HB

Guide Price £775,000

An attractive Victorian semi detached family home located on a sought after secondary River Road in North Kingston Road.

Description

An attractive three bedroom Victorian semi detached house located on a sought after North Kingston secondary River Road, just a short walk from the River Thames. The property requires a degree of modernisation throughout but has huge extension potential to the rear and into the loft (STNC) which would create a stunning family home, the property also benefits from a south facing rear garden.

Situation

Located in this premier North Kingston secondary river road just moments from Canbury Gardens and the River Thames, Osborne Road is an extremely sought after address. The property is ideally situated for Kingston station giving direct access into Waterloo, and Kingston town centre with its array of shops and restaurants is also a short distance away, as is Richmond Park. The standard of schooling in the immediate area is excellent within both the private & state sectors to include Fern Hill, Latchmere, Kingston Grammar and Tiffin Boys & Girls.

Tenure: Freehold

Local Authority: Kingston Upon Thames

