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Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	C



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.



Approximate Gross Internal Area 2047 sq ft - 190 sq m
 (Excluding Eaves Storage)
 Cellar Area 200 sq ft - 19 sq m
 Ground Floor Area 832 sq ft - 77 sq m
 First Floor Area 710 sq ft - 66 sq m
 Second Floor Area 305 sq ft - 28 sq m

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.

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Redress: We hold independent redress with Property Redress



Richmond Road
 Kingston upon Thames KT2 5BX



Guide Price £1,250,000

- Victorian halls adjoining Semi Detached Family Home
- Four Bedrooms
- Cellar
- Downstairs WC
- South Facing Garden

- Accommodation in excess of 2000 sqft
- Close to Transport Links
- EPC Rating - E
- Council Tax Band - F

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

A delightful halls adjoining Victorian semi detached family home with accommodation in excess of 2000 sqft arranged over three floors.

The ground comprises of entrance hall leading into a dining room with many period features including stunning bay window and feature fireplace, the kitchen is situated in the heart of the home and to the rear of the property there is a study, rear reception room with another beautiful fireplace, Wc and conseravatory which leads out onto a delightfully landscaped private south facing rear garden. Additionally there is a cellar which is fanatastic for storage.

On the upper floors there are three generous sized bedrooms, a family bathroom on the first floor and an impressive primary bedroom with ensuite in the loft.

This wonderful family home is situated very close to transport links, the River Thames and Richmond park and viewings are highly recommended to appreciate what this fabulous property has to offer.

Situation

Richmond Road is a sought after road situated a short distance from the River Thames and within close proximity of the 2,400 acre Richmond Park. This property is ideally positioned between Kingston and Richmond town centres with their extensive range of retail outlets, restaurants and overland and underground stations. The local shops of Ham Parade are just moments away and Ham Common is also close by. The standard of schooling within the immediate area is excellent and includes: Grey Court, Tiffin School for Girls, The Kingston Academy and Fern Hill primary.

