



34 Richmond Road
Kingston upon Thames
Surrey
KT12 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

gibson | lane





Guide Price £1,300,000

- Semi Detached Family home
- Five Bedrooms
- Stunning Open Plan Kitchen/Diner
- Utility Room
- Off Street Parking
- 146 ft South West Facing Rear Garden
- Potential To Extend (STNC)
- EPC Rating - C
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive semi detached Victorian family home with accommodation approaching 1650 sq ft arranged over three floors. The ground floor comprises of a front reception room with bay window and feature fireplace, downstairs WC, utility room and an impressive modern open plan kitchen/diner with bifold doors leading out onto an incredible and rarely available 146 ft south west facing rear garden! To the upper floors there are three bedrooms, family bathroom and en suite shower room to the rear bedroom on the first floor and master bedroom with en suite shower room in the loft with an additional bedroom/ home office. Externally there is the added bonus of off street parking to the front and extension potential still on the ground floor, loft and to add a home office at the end of the garden (STNC). Viewings are highly recommended to see what this wonderful home has to offer!

Situation

Clifton Road is located in this sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. 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 and the area has an extensive range of leisure facilities.

