



Gibbon Road
Kingston Upon Thames KT2 6AA

gibson lane

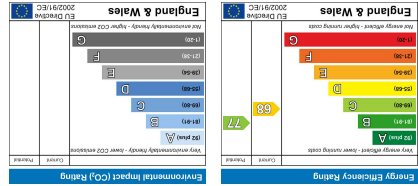
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress



Approximate Gross Internal Area 1405 sq ft - 130 sq m
Cellar Area 138 sq ft - 13 sq m
Ground Floor Area 530 sq ft - 49 sq m
First Floor Area 434 sq ft - 40 sq m
Second Floor Area 303 sq ft - 28 sq m



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.

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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.



Guide Price £900,000

- Mid-Terraced Victorian Home
- Four Double Bedrooms
- Two Bathrooms
- Incredible Open Plan Ground Floor Layout
- High Quality Finish Throughout
- Principal Bedroom with En-Suite
- Basement
- Off street Parking
- Extremely Sought After Road
- EPC Rating - D

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

An elegant four double bedroom Victorian home in the heart of North Kingston, combining character, beautifully presented interiors and private parking with access to riverside walks, open green spaces and connections into London.

Arranged over three floors, the house offers an inviting setting for family life and entertaining. A bay-fronted sitting room with a feature fireplace leads through to a separate dining room, while the bright, modern kitchen forms a welcoming heart to the home. Roof lights draw in natural light, and sliding doors open onto a low-maintenance rear garden, creating an easy flow between indoors and out.

The first floor provides two double bedrooms and a family bathroom. On the second floor, the principal bedroom enjoys roof lights and its own en suite, alongside a further double bedroom. A basement, currently used for storage, adds valuable practical space, while off-street parking for one car completes the accommodation.

With the River Thames, Canbury Gardens, Kingston Station and Richmond Park all within reach, this is a home that brings together the appeal of North Kingston living: space to unwind, places to explore and convenient transport links.

Viewing is recommended to appreciate the character, light and versatility of this lovely family home.

Situation

Gibbon Road is a popular residential street ideally situated in the sought after North Kingston area, between Richmond Park and The River Thames. The property is conveniently positioned for Kingston station 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 sector.

