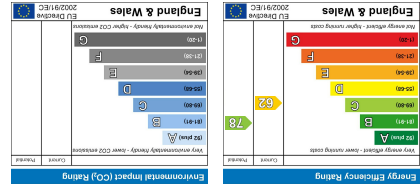


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



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.

www.gibsonlane.co.uk

T: 020 8247 9444
 KT2 5DU
 Surrey

Ham Office
 323 Richmond Road
 Kingston upon Thames

Tel: 020 8546 5444
 KT2 5ED
 Surrey

Kingston Office
 34 Richmond Road
 Kingston upon Thames

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 2464 sq ft - 229 sq m (including Garage)
 Cellar Area 136 sq ft - 13 sq m
 Ground Floor Area 967 sq ft - 90 sq m
 First Floor Area 817 sq ft - 76 sq m
 Second Floor Area 443 sq ft - 41 sq m
 Garage Area 101 sq ft - 9 sq m



Kings Road
 Kingston upon Thames KT2 5JJ



Guide Price £1,600,000

- Halls-Adjoining Semi-Detached Victorian Home
- Impressive Accommodation Approaching 2500sqft
- Amazing 80ft Rear Garden
- Moments from Richmond Park
- Enormous Scope for Expansion (STNC)
- Four Bedrooms
- Extremely Sought After Location
- Close to Outstanding Schooling
- EPC Rating - D
- Council Tax Banding - G

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

Located in the upper section of Kings Road, Kingston – moments from Richmond Parks entrance gates, this splendid Victorian semi-detached home offers an exceptional living experience.

This impressive period home boasts generous accommodation approaching 2500 (including garage) and offers huge scope for further expansion, subject to necessary consents (STNC). The ground floor consists of a grand entrance hallway, spacious double reception room with two fireplaces, a conservatory, deep kitchen/dining room, utility room and downstairs WC. The first floor houses four bedrooms, bathroom and WC. The top floor has a large loft space. Additionally there is a cellar.

One of the standout features of this residence is the incredible 80ft garden, a true oasis and a rarity for the area. Furthermore, there is a garage (101sqft) at the rear of the garden which can be accessed via Upper Park Road, which could be used for off street parking, subject to any necessary consents.

In summary, this spacious semi-detached Victorian house on upper Kings Road is a rare find, combining classic period features and charm, impressive accommodation, a prime location and potential for further development (STNC). It is a perfect opportunity for those looking to create their dream home in a vibrant and extremely sought-after area.



Situation

