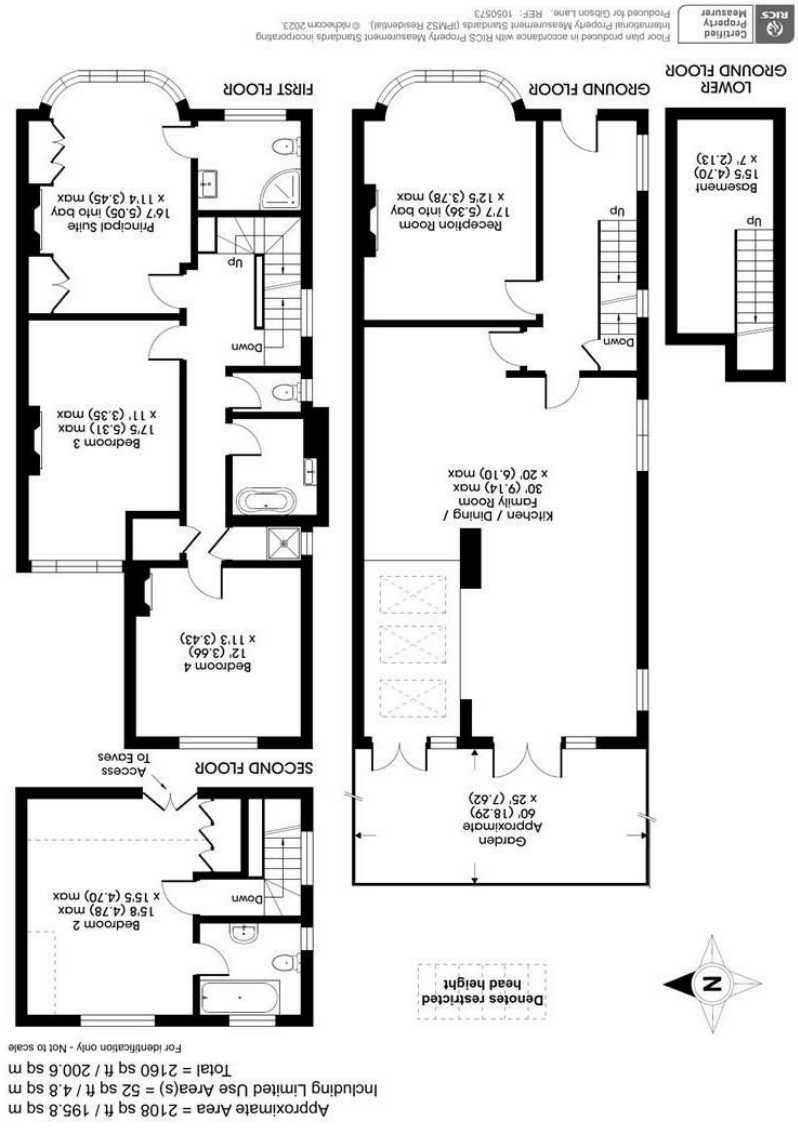


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

England & Wales	
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	C

England & Wales	
Energy Efficiency Rating	B
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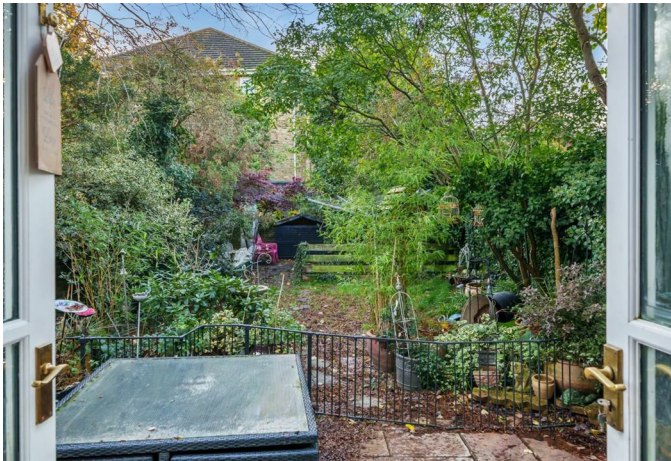


34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444





Milner Road  
 Kingston Upon Thames KT1 2AU



### Guide Price £1,250,000

- Spacious period family home
- Moments from the River Thames
- Generous acomodation circa 2200 sqft
- Wealth of fine period features
- 4 Double Bedrooms & 3 Bathrooms
- Incredible Kitchen/family area 30' x 20'
- Large 60' x 25' West facing Garden
- Off street parking 2 cars
- Council Tax band F
- EPC rating D

\* Tenure: Freehold

\* Local Authority: Kingston upon Thames

### Description

An elegant period semi detached family home located moments from the River Thames with exceptionally generous accommodation approaching 2200 square foot (including eaves storage) principally arranged over three floors plus basement. The large ground floor footprint is ideal for family living & entertainment with a spacious receiving hall, basement, 17'7" reception room with feature bay window, incredible 30' x 20' Kitchen/diner/family room with vaulted skylights & two sets of double doors leading to a large 60' x 25' west facing rear garden. On the first floor there is a generous landing, principle suite with feature bay and ensuite, 2 further double bedrooms, family bathroom, separate W.C & additional shower. A matching staircase leads to the second floor which provides a very spacious guest suite with a large 15'8" x 15'5" bedroom having windows to the rear capturing pleasant views over the garden and a glimpse of the river beyond, there is also an ensuite bathroom. Internally the house retains a wealth of original features to include high corniced ceilings, several ornate fireplaces, panelled doors & striking stained glass windows. Recent improvements by the current owners include opening up the kitchen and rear reception room to form the huge space, a replacement boiler and mega flow water pressure system, however some finishing is required which entails fitting of a formal kitchen and carpets. Externally there is the benefit of off street parking to the front for 2 cars and the large rear garden is walled to all sides. Properties of this size & style moments from the River Thames are rarely available, therefore a viewing at your earliest convenience is recommended.

### Situation

Milner Road is a premier address located moments from the River Thames and conveniently situated between Kingston and Surbiton town centres with their extensive range of shops, bars, restaurants and overground stations with a direct service into Waterloo. There is easy access to the A3 giving fast routes in and out of London via car, the standard of schooling in the immediate area is excellent within both the private and state sectors.

