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 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.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V
W	W
X	X
Y	Y
Z	Z

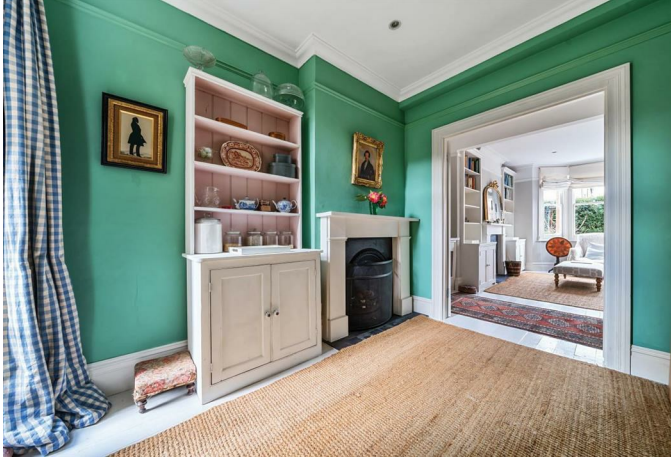


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**Staunton Road**  
 Kingston Upon Thames KT2 5TJ





## Guide Price £1,050,000

- Detached Double Bay Fronted Victorian Villa
- Three Double Bedrooms
- Well Presented Internally
- North Kingston Location
- Potential to Extend (STNC)
- Eat In Kitchen
- Double Reception Room
- Many Period Features
- EPC Rating - D
- Council Tax Band - F

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

## Description

A beautifully presented double bay fronted detached Victorian villa situated on this sought after road in North Kingston, with accommodation approaching 1250sqft arranged over two floors. This wonderful home has many period features through out with the ground floor comprising of double reception room with stunning bay window built in storage and two feature fireplaces, downstairs WC and an impressive eat in kitchen with French doors leading out onto a conservatory style garden room with additional doors leading out onto a delightfully landscaped south west facing private rear garden. To the upper floor there are three double bedrooms and modern family bathroom. There is also the added bonus of extension potential (STNC).

## Situation

Staunton Road is a premier residential road ideally situated in the popular North Kingston area. The property is conveniently positioned between Richmond Park and the River Thames and approximately half a mile from Kingston station giving direct access into Waterloo, the A3 which serves both London & the M25 is easily accessible by car. Kingston town centre with its array of shops, restaurants and bars is within a mile distance. The standard of schooling in the immediate area is excellent within both the private and state sector.

