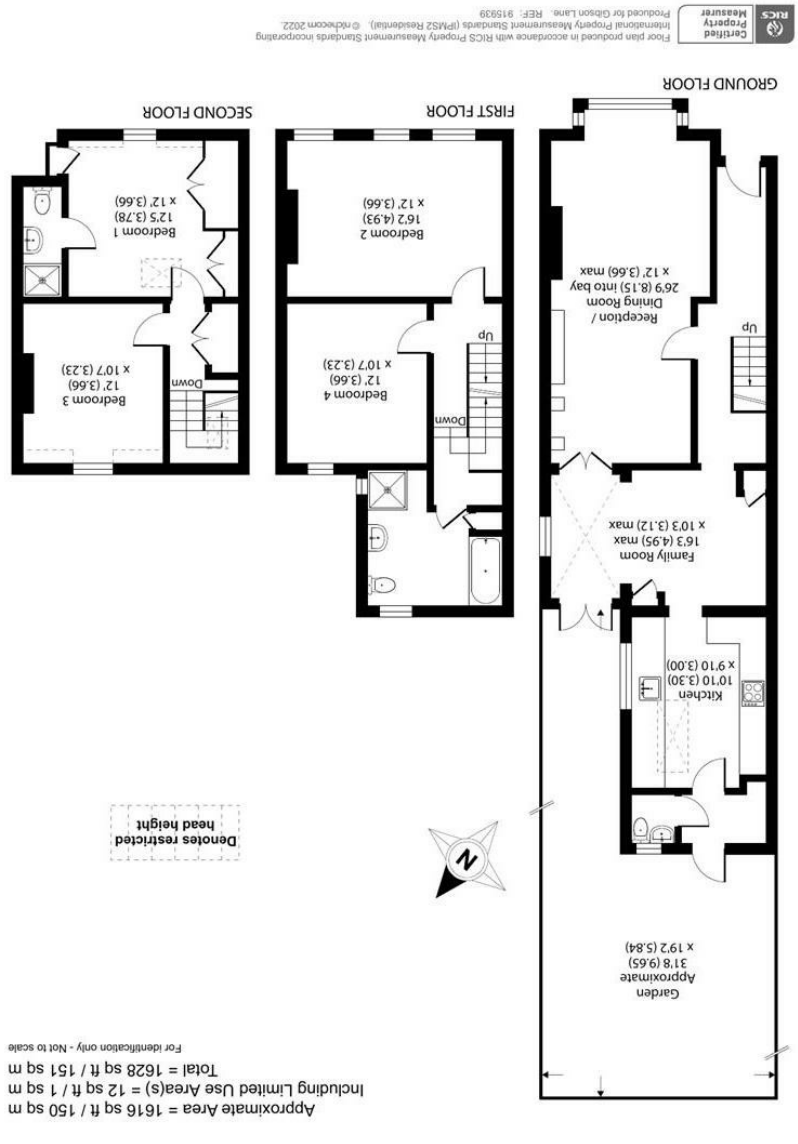


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	A
Environmental Impact (CO ₂) Rating	A

England & Wales	
Energy Efficiency Rating	A
Environmental Impact (CO ₂) Rating	A



34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 6ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



Gibbon Road
 Kingston Upon Thames KT2 6AD



Guide Price £1,200,000

- Halls Adjoining Semi Detached Period Home
- Natural Three Storey House
- Four Fantastic Double Bedrooms
- Potential to Extend Further (STNC)
- Well Presented Internally
- Highly Desirable North Kingston Location
- Moments from Richmond Park | River Thames | Kingston Station
- Close Proximity to Outstanding Schools
- EPC Rating - E
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A stunning halls adjoining semi detached Victorian family home with spacious accommodation in excess of 1600sqft naturally arranged over three floors situated on this desirable North Kingston Road. Internally the house is presented to an excellent standard, bursting with character and charm with high ceilings, large windows and many period features throughout. There is scope to expand the property further to create a home circa 2000sqft (Subject to necessary consents). The larger than average ground floor footprint is ideal for entertaining and family enjoyment with a generous receiving hall, vast double reception room, separate family room, modern kitchen, WC and dining area with glass roof and patio doors leading out onto a delightfully landscaped rear garden perfect for al fresco dining. On the first floor there is an incredible front bedroom spanning over 16ft wide, plus another good sized double bedroom and a stunning family bathroom with separate bath and large double shower. The second floor offers two further double bedrooms, one with an en-suite shower room. Properties of this style and natural size are rarely available and therefore we would thoroughly recommend an internal viewing to fully appreciate what this fine home has to offer.

Situation

Gibbon Road is a highly regarded residential street ideally situated in the sought after North Kingston area. 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. Canbury Gardens offering pleasant walks along the River Thames is moments away and Richmond Park is within half a mile. The standard of schooling in the immediate area is excellent within both the private and state sector.

