

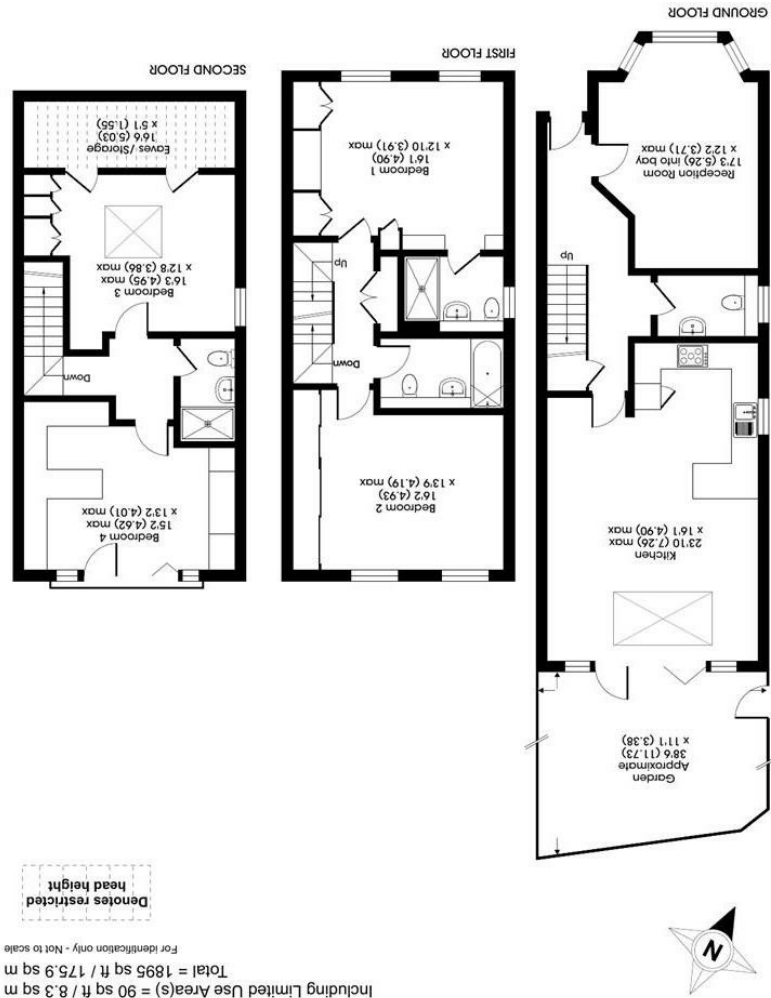


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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 ₂) Rating
 A 91 Very Good - Lower energy bills Very low greenhouse gas emissions	 B 91 Very Good - Lower energy bills Very low greenhouse gas emissions

Certified Property Measurement
 RICS Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards (PS22 Residential) © ndkcom 2023.



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Kings Road
 Kingston Upon Thames KT2 5HU



Guide Price £1,175,000

- Newly Built in 2019 Semi-Detached House
- Accommodation In Excess Of 1,800sqft
- Three Bath/Shower Rooms
- Four Double Bedrooms
- High Specification Finish
- South Facing Garden
- Popular North Kingston Location
- EPC Rating - B
- Council Tax Band - G

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A stunning halls adjoining semi-detached newly built in 2019, this fine family home has generous accommodation in excess of 1,800sqft. The property is located on this popular road in the heart of North Kingston and just a short walk away from Richmond Park. Internally the property has been finished to a high specification to include underfloor heating throughout the ground floor, Siemens kitchen appliances and individually designed bath/shower rooms. The house has a well balanced, spacious feel and comprise four double bedrooms, three bath/shower rooms, reception room and an impressive kitchen/dining/family room with bi-fold doors leading to the landscaped south facing private rear garden.

NB: Front shot taken when the properties were first built, to show the house, as the landscaping has matured.

Situation

Kings Road is situated in this premier North Kingston location between Richmond Park, Canbury Gardens and the River Thames. The property is convenient for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities.

