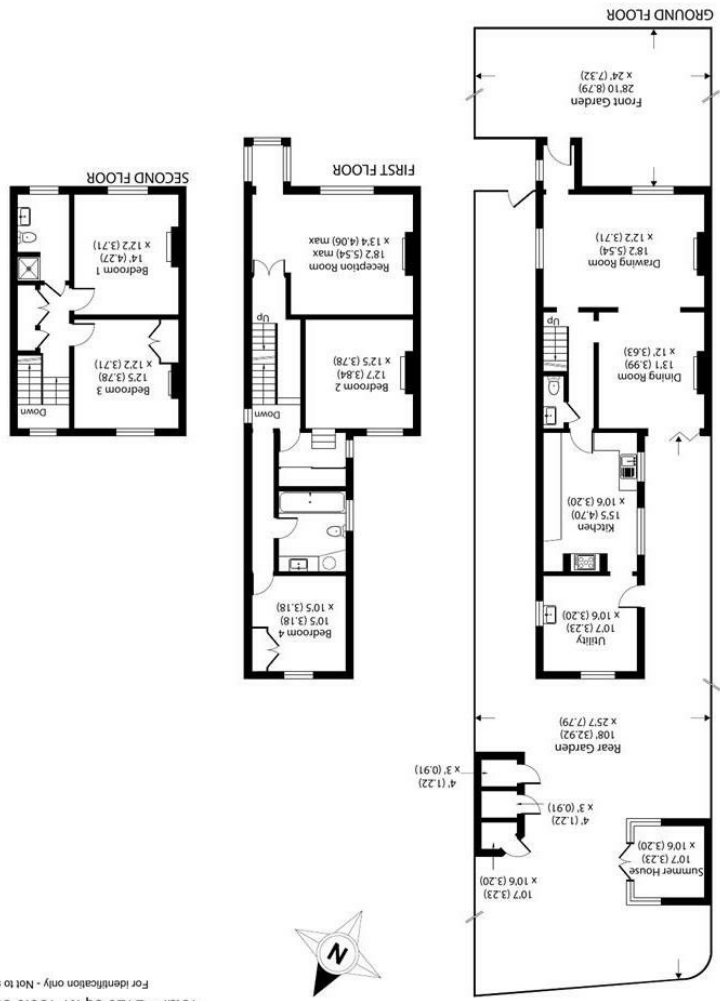


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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 ₂) Rating	3



Approximate Area = 2023 sq ft / 187.9 sq m
 Total = 2120 sq ft / 196.9 sq m
 Outbuildings = 97 sq ft / 9 sq m
 For identification only - Not to scale

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



Crescent Road
 Kingston upon Thames KT2 7RD



Guide Price £1,800,000

- Elegant Victorian Semi Detached Family Home
- Four Double Bedrooms/ Two bathrooms
- Utility Room and Downstairs WC
- Three Reception Rooms
- Moments From Richmond Park
- * Tenure: Freehold
- 108ft Rear Garden
- Potential to Extend (STNC)
- North Kingston Location
- EPC Rating - D
- Council Tax Band - G
- * Local Authority: Kingston upon Thames

Description

An elegant Victorian semi-detached residence conveniently located on Crescent Road in the picturesque Kingston upon Thames. This property boasts a generous 2,000 square feet of living space, perfect for a growing family. situated just outside Kingston Gate of Richmond Park.

This stylish and sophisticated family home is beautifully presented throughout with a blend of period features and contemporary design. Generous accommodation is naturally arranged over three floors, the emphasis over the ground and first floors is on family life and entertaining with three spacious reception rooms that are complimented by high ceilings and large windows making the property incredibly light.

The impressive first and second floor landings give access to four double bedrooms and two bathrooms and walk in wardrobe, three of the bedrooms have stunning views to the rear.

The property occupies a bold plot with a wonderful 108ft rear garden which backs onto neighboring gardens creating a real sense of privacy.

There is also the added bonus of extension potential (STNC) Don't miss out on the opportunity to own this delightful Victorian gem in a sought-after location. Contact us today to arrange a Viewing.

Situation

Located in this enviable position moments from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits. Crescent Road is an extremely sought after address and forms part of the Liverpool Road conservation area. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London & the M25. Additionally, Kingston town centre, with its array of shops, restaurants and bars is a short distance away. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors, these include Tiffin Boys' and Girls', Kingston Grammar, Rokeby and Marymount schools.

