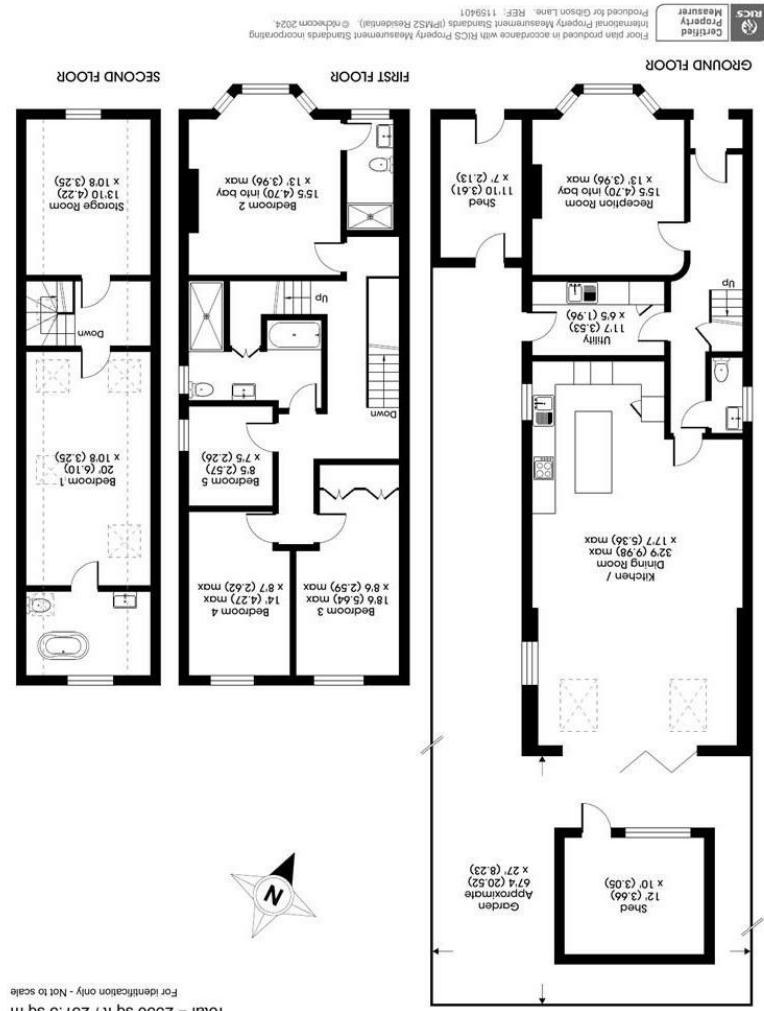
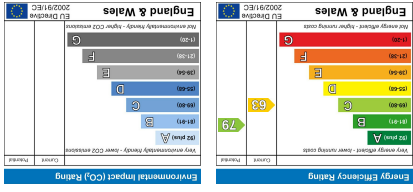


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



Approximate Area = 2196 sq ft / 204 sq m
 Including Limited Use Area(s) = 157 sq ft / 14.5 sq m
 Outbuilding = 203 sq ft / 18.8 sq m
 Total = 2556 sq ft / 237.3 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



St. Albans Road,
 Kingston Upon Thames, Surrey, KT2 5HQ



- Beautiful Detached Family Home
- Stunning Open-Plan Living Space With Rear Extension
- 5 Double Bedrooms & 3 Modern Bathrooms
- Spacious Front Reception Room
- Lovely Original Period Features Throughout
- Additional Utility Room
- Pretty Low Maintenance Rear Garden
- Excellent Location Within Proximity of Excellent Local Schools
- EPC Rating - D
- Council Tax Band - G



£4,500 Per Calendar Month

St. Albans Road,
Kingston Upon Thames,
Surrey,
KT2 5HQ



Description:

Gibson Lane proudly present to the market this stunning detached family home located on St. Albans Road which is one of North Kingston's most sought after locations being within the excellent local schooling catchment zones. This beautiful property boasts two spacious reception rooms, with the large rear extension it provides a stunning open-plan kitchen and dining room which is perfect for entertaining guests or the use of the front reception room gives great space for relaxing with your loved ones.

As you step inside, you'll be greeted by spacious hallway which demonstrates some of the truly impressive original features. Additional benefits to the ground floor include a very useful utility room that also leads onto the side access passageway & downstairs W.C toilet. Moving into the upper floors of this fantastic house it provides five generously sized double bedrooms which provides ample space for a growing family or accommodating guests, three well proportioned bathrooms including two en-suite shower rooms. One of the standout features of this home is the lovely original period features that can be found throughout, adding character and charm to the property. From elegant cornices to beautiful fireplaces, each detail tells a story of the home's history and adds a touch of elegance to the space.

Situated in an excellent location within proximity to outstanding local schools, this property offers not just a beautiful home, but also a convenient and family-friendly environment with fantastic amenities surrounding.



Location:

Located in this premier North Kingston road within close proximity of Richmond Park, moments from Canbury Gardens & the River Thames, St Albans Road is an extremely sought after address. Kingston town centre with its array of shops, bars, restaurants and station is within three quarters of a mile distance. The A3, which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include Latchmere, Fernhill, the German School, Tiffin boys and girls. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private and public health clubs.

Furnishing: Unfurnished

Local Authority: Kingston Upon Thames

Council Tax Band: G

Available Date: 27th September 2024

Deposit: £5,192

Tenancy Term: Long Term