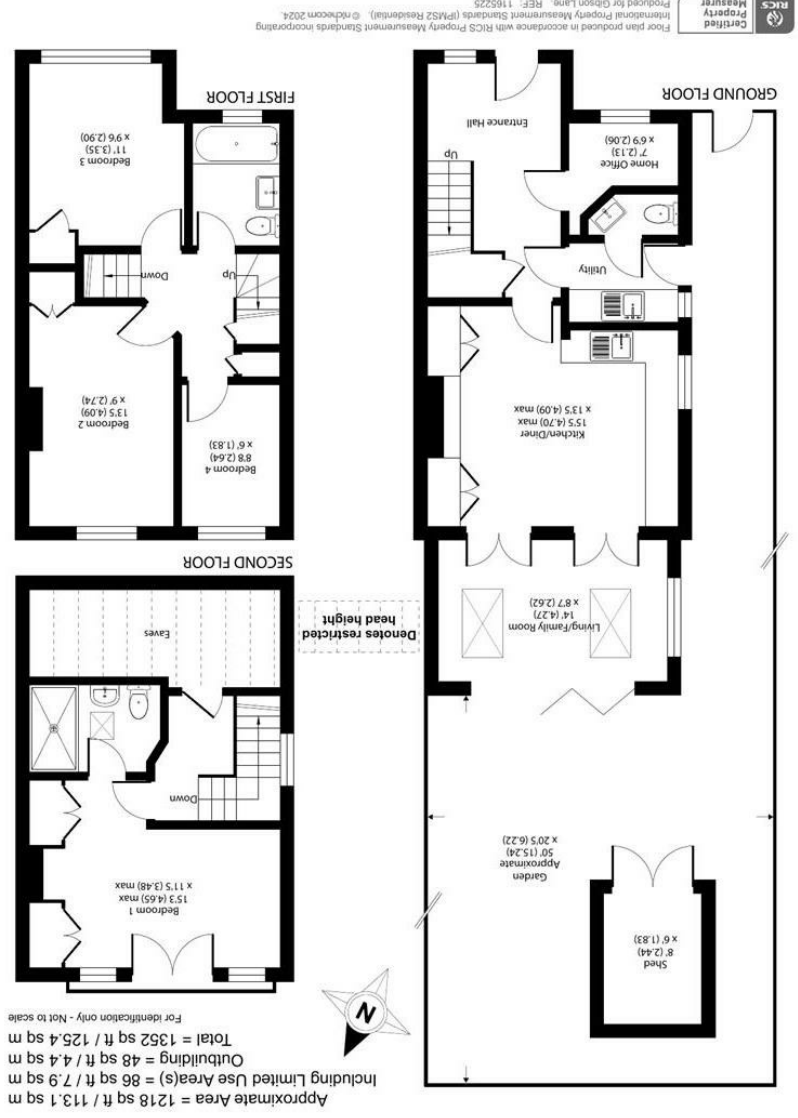


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	39-48
G	35-38
H	29-34
I	21-28
J	1-20

Environmental Impact (CO <sub>2</sub> ) Rating	
A	1-10
B	11-20
C	21-30
D	31-40
E	41-50
F	51-60
G	61-70
H	71-80
I	81-90
J	91-100



34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
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 Tel: 020 8546 5444





Durlston Road  
 Kingston upon Thames KT2 5RS



## Guide Price £1,150,000

- Semi Detached House
- Four Bedrooms
- Utility Room and Downstairs WC
- Well Presented Internally
- North Kingston Location

- Modern Eat in Kitchen/Diner
- Two Bathrooms
- Off Street Parking
- EPC Rating - D
- Council Tax Band - E

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

## Description

A deceptively spacious 1930's family home located on one of North Kingston's premier roads. This well presented property has been skillfully extended over the years to provide a flexible layout ideal for family life and entertaining.

Arranged over three floors the accommodation is approaching 1250 sqft comprising entrance hall, study room, utility and downstairs WC, modern eat in kitchen with high quality appliances including Quooker tap, Rangemaster double oven, 36 bottle Caple wine fridge and Siemens dishwasher.

The bright and airy reception room situated at the back of the property has bifold doors leading out onto a delightfully landscaped 50ft private rear garden. To the upper floors there is a master bedroom with Juliette balcony and en-suite shower room, three further bedrooms and modern family bathroom. To the front of the property it has the added benefit of off-street parking.

## Situation

Durlston Road is a particularly sought after residential road ideally situated in the popular 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. The standard of schooling in the immediate area is excellent within both the private and state sector.

