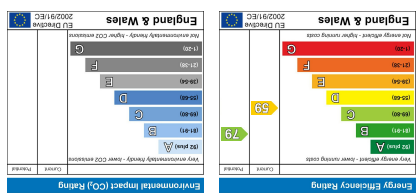




Kenley Road  
Kingston Upon Thames KT1 3RP

**gibson lane**

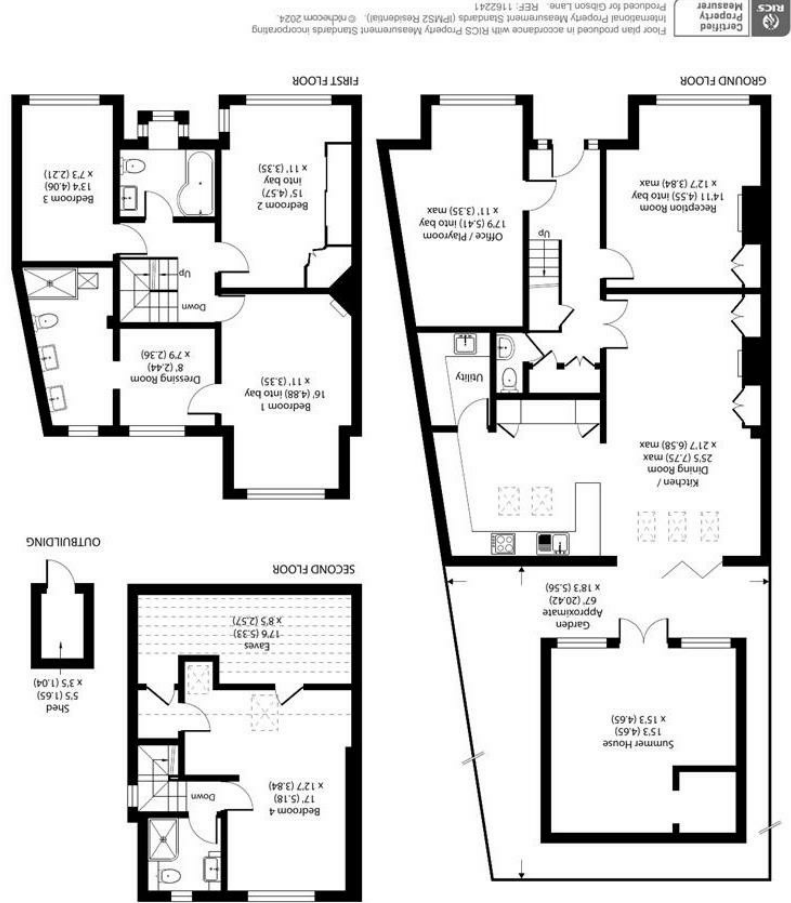
34 Richmond Road  
Kingston upon Thames  
Surrey  
KT2 5ED  
www.gibsonlane.co.uk  
Tel: 020 8546 5444



Approximate Area = 1954 sq ft / 181.5 sq m  
Including Limited Use Area(s) = 172 sq ft / 15.9 sq m  
Outbuilding = 249 sq ft / 23.1 sq m  
Total = 2375 sq ft / 220.5 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards (RICS Property Measurement Standard) © ndscom 2024.

**Important Information**  
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.







## Guide Price £1,274,000

- Semi Detached family Home
  - Four Double Bedrooms
  - South West Facing Rear Garden
  - Outbuilding
  - Off Street Parking for Two cars
  - Utility and Downstairs WC
  - Three Bathrooms
  - Open Plan Kitchen/Diner
  - EPC Rating -D
  - Council Tax Band - E
- \* Tenure: Freehold
- \* Local Authority: Kingston upon Thames

## Description

An impressive four bedroom family home situated on this sought after road in Kingston moments from Norbiton Station.

The property has been sympathetically extended over recent years with accommodation approaching 2000 sqft arranged over three floors.

The ground floor comprises of front reception room with feature fireplace and bay window, additional reception room which is used as a home office but could be a play room, WC, utility room and a stunning fully fitted open plan kitchen/diner with bifold doors leading directly out onto a delightfully landscaped 67ft south westerly facing rear garden with outbuilding complete with under floor heating, electricity and plumbing.

To the upper floors the primary bedroom benefits from a dressing room and en suite shower room, there are three further double bedrooms, one with en suite shower room in the loft and a modern family bathroom. Externally there is off street parking to the front for two cars.

## Situation

Kenley Road is a popular residential street conveniently located for Kingston town centre. Richmond Park with its many acres of open space and the Thames with its pleasant riverside walks are close by, the property is easily accessible to Norbiton Village with its select range of local shops and moments from Norbiton station offering a direct service into Waterloo. 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.

