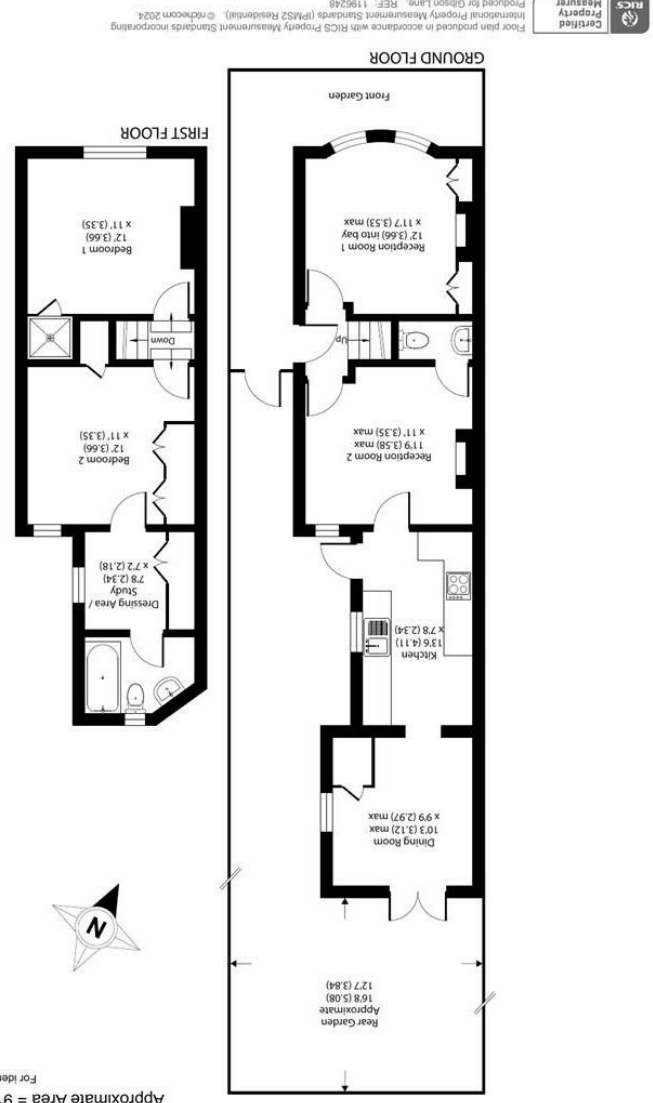


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	35-48
G	1-34

Environmental Impact (CO <sub>2</sub> ) Rating	
A	10-35
B	36-47
C	48-59
D	60-71
E	72-83
F	84-95
G	96-107



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 Surrey  
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Kings Road  
 Kingston Upon Thames KT2 5JL





### Guide Price £800,000

- Semi-Detached Home
- Moments from Richmond Park
- Master Bedroom with Dressing Room and en-suite Bathroom
- Downstairs WC
- Two Reception Rooms | Dining Room
- Two Double Bedrooms
- Scope to Expand (STNC)
- Southerly Aspect Rear Garden
- North Kingston Location
- Council Tax Banding - TBC | EPC Rating - D

\* Tenure: Freehold

\* Local Authority: Kingston upon Thames

### Description

A charming semi-detached Victorian home bursting with period character, situated within the extremely sought after upper end of Kings Road, a stones throw from Richmond Parks entrance gates. This lovely home provides generous accommodation to include front reception room with feature fireplace and bay window, middle reception room, modern galley kitchen and dining room at the rear which opens out onto a delightful private rear garden with a Southerly aspect. Additionally there is a downstairs WC.

The first floor provides a double bedroom to the front with shower and feature fireplace, and a fantastic double bedroom master suite to the rear including plenty of built in cupboards, dressing room and en-suite bathroom.

Furthermore, there is huge scope to expand the property - subject to necessary consent (STNC).

### Situation

The top end of Kings Road is a particularly sought after position and forms part of the Liverpool Road Conservation Area of North Kingston. Kingston town centre with its wealth of shops, bars, restaurants is approximately ¼ miles distance and both Kingston and Norbiton Stations are within easy access. Richmond Park with its many acres of open space is just a few hundred yards and the Thames with its pleasant riverside walks is also close by. Most importantly the property is in the catchment area for some of the towns most highly regarded schools.

