

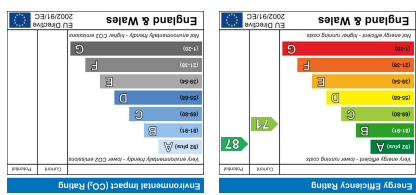
Important Information

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.

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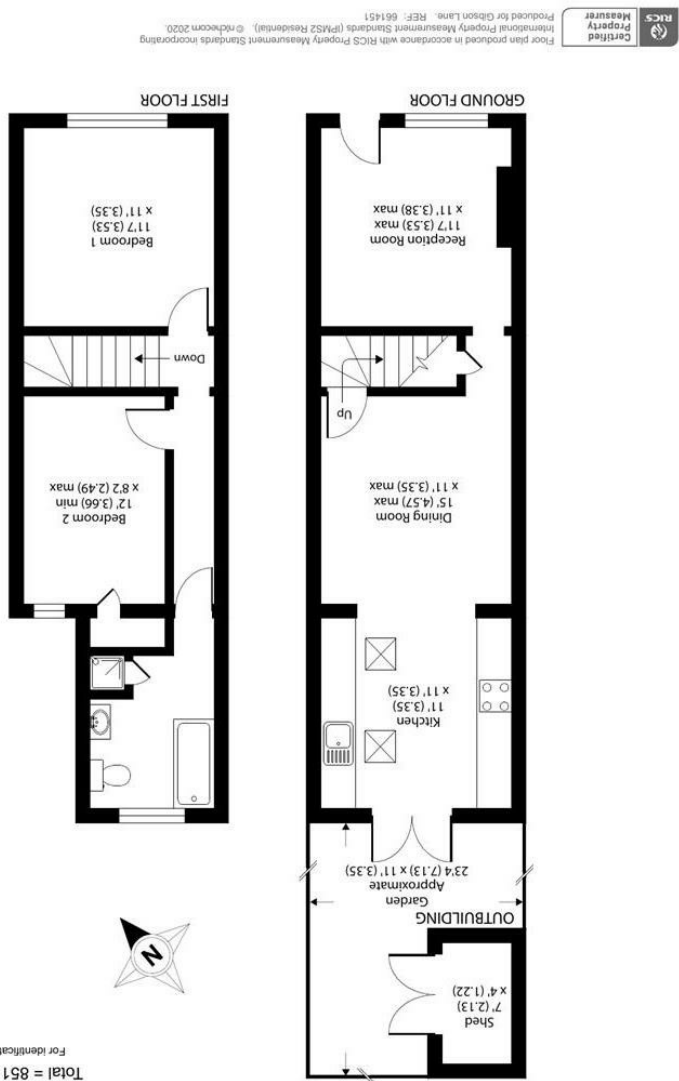
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gibson lane

Approximate Area = 823 sq ft / 76.4 sq m
Outbuilding = 28 sq ft / 2.6 sq m
Total = 851 sq ft / 79 sq m
For identification only - Not to scale





Guide Price £625,000

- Mid Terrace Edwardian House
 - Two Double Bedrooms
 - Stunning open plan Kitchen/Diner
 - North Kingston Location
 - Well Presented Internally
 - Close to Transport Links
 - Southerly Aspect Rear Garden
 - Newly Fitted Bathroom with bath and separate shower
 - EPC Rating - C
 - Council Tax Band - D
- * Tenure: Freehold
- * Local Authority: Kingston Upon Thames

Description

A delightful two double bedroom mid terrace Edwardian house which has been sympathetically extended on the ground floor with accommodation in excess of 850 sq ft arranged over two floors. The ground floor comprises of a front reception room with feature fireplace and a stunning open plan Kitchen/Diner to the back with patio doors leading out onto a delightful southerly aspect private rear garden. To the upper floor there are two double bedrooms and fantastic newly fitted bathroom with roll top bath and separate shower cubicle.

Situation

Cross Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and 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.

