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Kingston upon Thames  
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Guide Price £1,000,000

- No Onward Chain
- Victorian House
- Four Bedrooms
- Open-Plan Layout
- Accommodation Approaching 1400sqft
- Moments from Richmond Park
- Close to Kingston Station & Town Centre
- Sought After Location
- EPC Rating - D
- Council Tax Band - E

\* Tenure: Freehold

\* Local Authority: Kingston upon Thames

## Description

An attractive brick fronted Victorian family home with well-balanced accommodation approaching 1400 sqft naturally arranged over three floors. The property is presented to a high standard and blends contemporary style with Victorian charm. The emphasis on the ground floor is on family life and entertaining which includes a separate reception room to the front and an impressive kitchen/dining/family room to the rear with bi-folding doors leading directly to a delightful landscaped rear garden with stone patio ideal for alfresco dining. Additionally there is the added benefit a ground floor shower room with W.C. The first and second floors provide four spacious bedrooms (three doubles) and a large family Victorian themed bathroom with feature claw foot bath. The property is being sold with the benefit of no onward chain. Viewings are highly recommended to fully appreciate what this delightful family home has to offer - Open day Saturday 10th May. (NB - The photos were taken pre- tenancy in May 2020).

## Situation

Gibbon Road is a popular residential street ideally situated in the sought after North Kingston area, between Richmond Park and The River Thames. 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.

