



34 Richmond Road
Kingslton Upon Thames
Surrey KT2 5ED
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gibson lane

Approximate Area = 1002 sq ft / 93 sq m
Including Limited Use Area(s) = 22 sq ft / 2 sq m
Total = 1024 sq ft / 95 sq m
For identification only - Not to scale
Dimensions restricted
head height



Acre Road
Kingston Upon Thames KT2 6EE



Guide Price £750,000

- Mid-terrace Victorian house
- Three bedrooms
- Well-presented throughout
- Low-maintenance private rear garden
- Sought-after North Kingston location
- Close to Richmond Park and the River Thames

* Tenure: Freehold

- Short walk to Kingston town centre and station
- Excellent school catchment
- Council tax band - D
- EPC rating - D

* Local Authority: Kingston Upon Thames

Description

An attractive three-bedroom Victorian mid-terrace house, located on a popular residential street in sought-after North Kingston. Thoughtfully updated over the past three years, the property offers over 1,000 sq ft of well-balanced accommodation.

The ground floor features a bright 22 ft reception room leading onto a modern fitted kitchen with direct access to a low-maintenance private rear garden, as well as a recently added cloakroom/WC. Upstairs, the first floor offers two bedrooms and a stunning family bathroom with both a bath and separate shower. The converted loft provides a generous double bedroom with en-suite shower room and built-in storage.

Situation

Acre Road is a popular residential street, ideally located in the sought-after North Kingston area. The property is just a 3-minute walk from Kingston Station, which offers frequent direct trains to London Waterloo in 30 minutes. It also benefits from easy access to the A3 for routes into central London and towards the M25.

The River Thames and Richmond Park are both within easy reach, while Kingston town centre is close by, offering a wide variety of shops, restaurants, and cafés. The area is also renowned for its excellent schooling, with several highly regarded state and private schools at both primary and secondary level.

