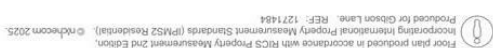




be guaranteed.



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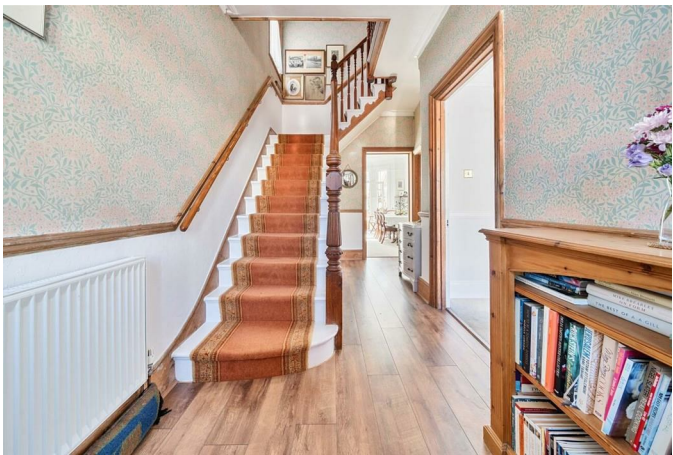
Surrey

Kingston upon Thames

34 Richmond Road

gibson | lane





Guide Price £1,850,000

- Impressive Detached Edwardian Family Home
 - Four Bedrooms
 - Off Street Parking
 - South Facing Garden
 - Potential To Extend (STPP)

* Tenure: Freehold
- Conservatory
 - Utility Room and Downstairs WC
 - Garage
 - EPC Rating - E
 - Council Tax Band - G

* Local Authority: Kingston Upon Thames

Description

An elegant Edwardian detached family home situated on one of Kingston’s most desirable road, with generous accommodation approaching 1750sqft complimented by a wealth of striking period features.

The wonderful ground floor footprint is ideal for entertainment and enjoyment and features upon entrance a beautiful receiving hall, kitchen breakfast room, two generous reception rooms with grand fireplaces and high corniced ceilings, exquisite orangery style conservatory, WC / wet room, utility room and external storage to the side of the house which is covered.

The first floor provides an excellent master bedroom with stunning bay window, three further double bedrooms and a family bathroom.

A real benefit of this lovely home is the stunning 59ft south facing rear garden which is ideal for relaxing or hosting guests. Additionally, off street parking is provided to the front of the property and there is a garage off site. There is also tremendous potential to expand the property further through extension – subject to necessary consents (STNC). Neighbouring properties have completed double and triple height rear extensions.

Properties of this style in this sought after location are rarely available and viewings are highly recommended to appreciate what this impressive family home has to offer!

Situation

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Latchmere Road is an extremely sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo. It is easily accessible to the A3 serving London and the M25. Richmond Park with its hundreds of acres of delightful parkland is close by, and Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the area is excellent in state and private sectors, including Latchmere and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.

