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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. 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 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 Important Information

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Plink Plan Ltd ensures the highest level of accuracy, measurements of tooks, whodows and doms are approximates and due responsibly to kake for error, omission or mistatement. These plans are for representation purposes only and no quarantee is given on the total aquare footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







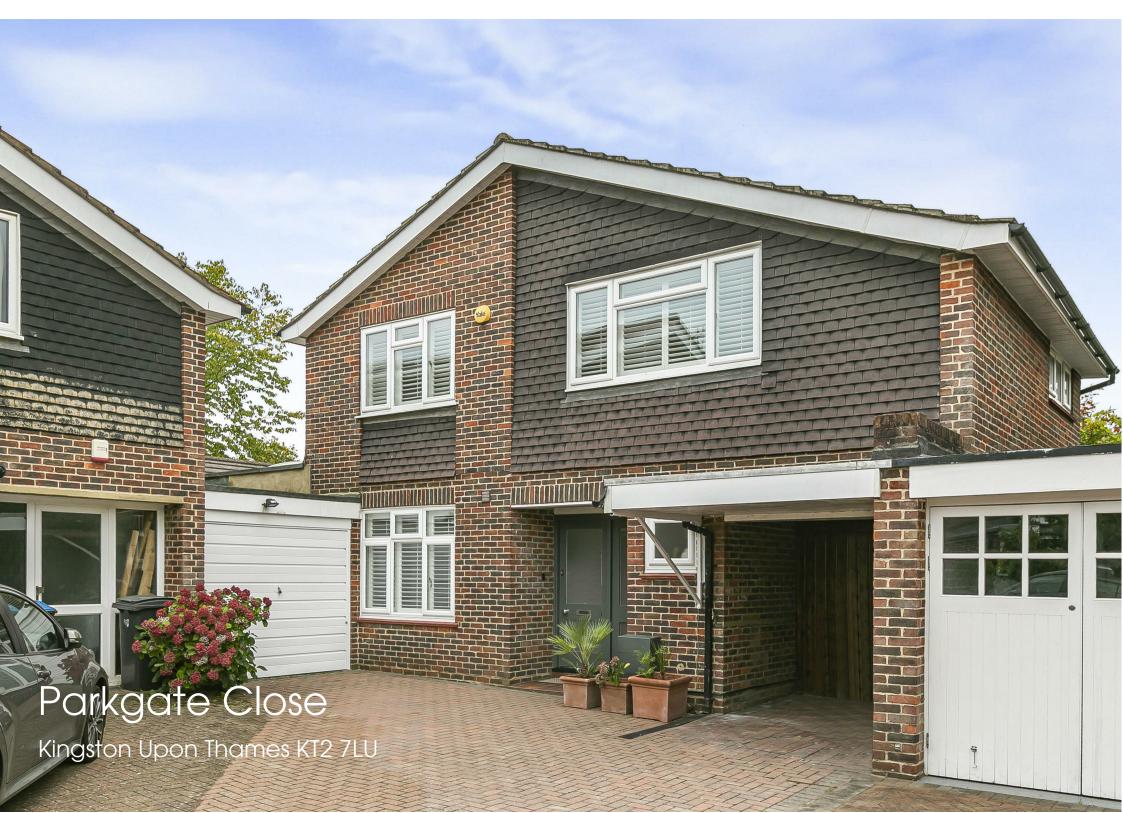


Garage/Garden Store Area 295 sq ft - 27 sq m First Floor Area 925 sq ft - 86 sq m Ground Floor Area 1776 sq ft - 165 sq m

Approximate Gross Internal Area 2701 sq ft - 251 sq m (Excluding Garage/Garden Store) Approximate Gross Internal Area 2996 sq ft - 278 sq m (Including Garage/Garden Store)

Tel: 020 8546 5444 www.gibsonlane.co.uk KIS PED Surrey Kingston upon Thames 34 Richmond Road













Guide Price £1,500,000

- Sold with No Onward Chain
- Impressive Detached Home

Tenure: Freehold

- Recently Refurbished to a High Specification
- Impressive 80ft Southerly Aspect Rear Garden
- Garage, Car Port and Off Street Parking
- Premier Kingston Hill Location
- Generous Accommodation of circa 3000sqft• Moments from Richmond Park and Excellent Schooling

EPC Rating - D

- Council Tax Banding G
- * Local Authority: Kingston Upon Thames

Description

A deceptively spacious family home offering exceptional accommodation of circa 3000sqft presented to the highest of standards and situated in this premier location off of Kingston Hill.

The enormous ground floor footprint is ideal for family living and entertainment featuring; a generous receiving hallway, cloakroom/WC, a fully equipped 31' Kitchen/diner with central island which leads directly to the wonderful 25 x 17family room with a large skylight and doors to the garden. It also links to a one bedroom annex/apartment which could easily be self contained, ideal for a granny annex, au pair suite or for young adults.

The spacious office with direct access to the garden is the ideal environment to work from home in and leads through to a utility room. The large integral garage offers ample storage and has access to a garden store.

On the upper floor there is a spacious principle suite with fitted wardrobes and a large en-suite shower room with his and hers hand basins plus under floor heating. There are three further double bedrooms all with fitted wardrobes and a well appointed family bathroom with a separate shower and underfloor

Externally there is a 80ft landscaped, southerly aspect rear garden, carport and off street parking.

Properties of this size and style with a separate annex are rarely available and therefore we would thoroughly recommend a viewing at your earliest convenience. The property is being sold with no onward chain.



Located in this enviable position, moments from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits. Parkgate Close is an extremely sought-after address, and the property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London and the M25. Additionally, Kingston town centre, with its array of shops, restaurants and riverside attractions is a short distance away. The standard of primary and secondary schools within Kingston is outstanding within both the private and state sectors.





