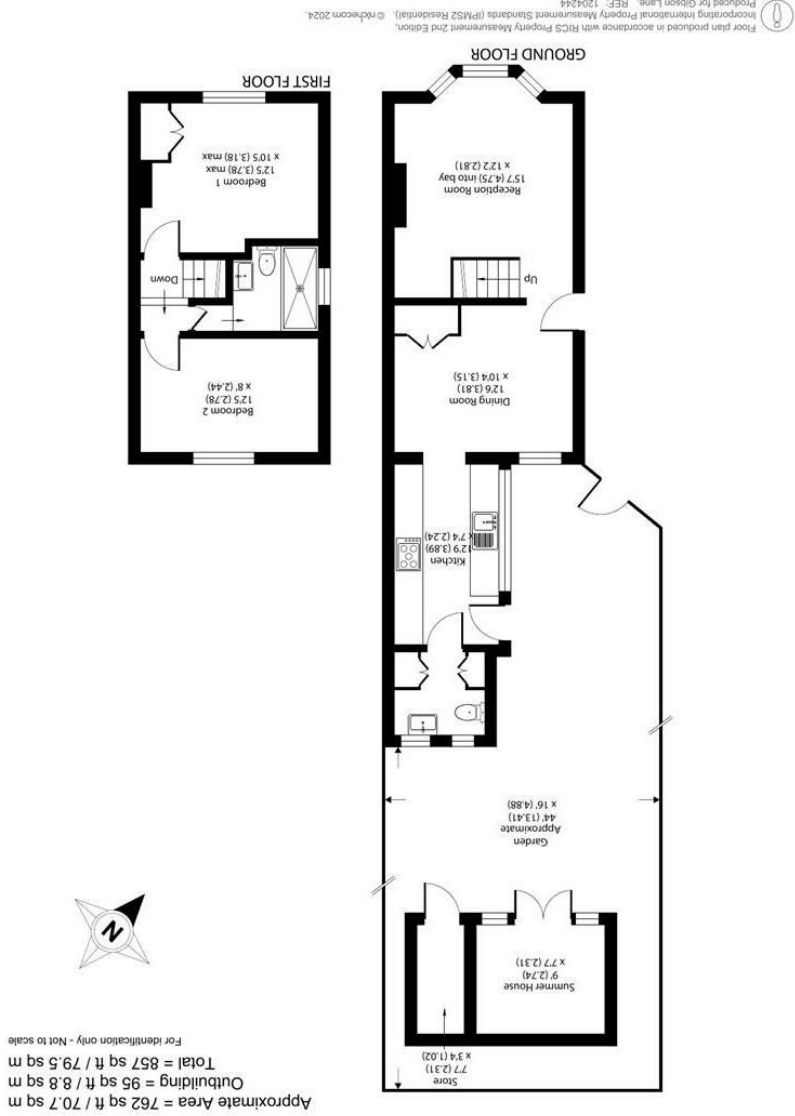


Energy Efficiency Rating	
EU Standard	2020/1815/C
Best energy efficiency - Super Low Energy class	A
Very good - Excellent - Super energy class	B
Good - Very good - Energy class	C
Below average - Fair - Energy class	D
Poor - Fair - Energy class	E
Very poor - Poor - Energy class	F
Very poor - Very poor - Energy class	G
Very poor - Very poor - Energy class	H
Very poor - Very poor - Energy class	I
Very poor - Very poor - Energy class	J
Very poor - Very poor - Energy class	K
Very poor - Very poor - Energy class	L
Very poor - Very poor - Energy class	M
Very poor - Very poor - Energy class	N
Very poor - Very poor - Energy class	O
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Very poor - Very poor - Energy class	Q
Very poor - Very poor - Energy class	R
Very poor - Very poor - Energy class	S
Very poor - Very poor - Energy class	T
Very poor - Very poor - Energy class	U
Very poor - Very poor - Energy class	V
Very poor - Very poor - Energy class	W
Very poor - Very poor - Energy class	X
Very poor - Very poor - Energy class	Y
Very poor - Very poor - Energy class	Z

Environmental Impact (CO ₂) Rating	
EU Standard	2009/1018/C
Best environmental impact - Super Low Energy class	A
Very good - Excellent - Super energy class	B
Good - Very good - Energy class	C
Below average - Fair - Energy class	D
Poor - Fair - Energy class	E
Very poor - Poor - Energy class	F
Very poor - Very poor - Energy class	G
Very poor - Very poor - Energy class	H
Very poor - Very poor - Energy class	I
Very poor - Very poor - Energy class	J
Very poor - Very poor - Energy class	K
Very poor - Very poor - Energy class	L
Very poor - Very poor - Energy class	M
Very poor - Very poor - Energy class	N
Very poor - Very poor - Energy class	O
Very poor - Very poor - Energy class	P
Very poor - Very poor - Energy class	Q
Very poor - Very poor - Energy class	R
Very poor - Very poor - Energy class	S
Very poor - Very poor - Energy class	T
Very poor - Very poor - Energy class	U
Very poor - Very poor - Energy class	V
Very poor - Very poor - Energy class	W
Very poor - Very poor - Energy class	X
Very poor - Very poor - Energy class	Y
Very poor - Very poor - Energy class	Z



gibson lane

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Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444



Kings Road
Kingston Upon Thames KT2 5HU



Offers In The Region Of £750,000

- No Onward Chain
 - Semi-Detached Two Bedroom Home
 - Excellent Southerly Aspect Rear Garden
 - Outbuilding
 - Potential to Expand (STNC)
 - Immaculately Presented Internally
 - North Kingston Location
 - Close Proximity to Richmond Park
 - Short Walk to Canbury Gardens and the River
 - EPC Rating - D | Council Tax Banding - D
- * Tenure: Freehold * Local Authority: Kingston upon Thames

Description

A charming Victorian, brick fronted, semi-detached home located on the popular Kings Road in North Kingston. This property boasts a warm and inviting atmosphere and has been finished to an impeccable standard internally. Currently offering a spacious footprint with accommodation approaching 770sqft, there is huge potential to extend the property through a ground floor side/rear extension and loft conversion - subject to necessary consents (STNC). The property has previously been approved for expansion in 2015.

The ground floor provides a spacious front reception room, middle dining room and a modern kitchen which opens out onto the delightful Southerly aspect rear garden which measures 44ft deep, which houses an impressive outbuilding, perfect for a home office, gym or studio. Upstairs contains two good bedrooms and a bathroom.

Internally, this home is immaculately presented, offering a modern and stylish living environment. The well-maintained interiors create a welcoming ambiance, making you feel right at home from the moment you step through the door. Call us today and arrange a viewing to experience the charm and potential this home has to offer. Being sold with no onward chain.

(NB. Photos taken pre tenancy December 2024)

Situation

Kings Road is situated in this premier North Kingston location between Richmond Park, Canbury Gardens and the River Thames. The property is convenient for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities.

