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Important Information
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Floor plan produced in accordance with RICS Property Mesaurement 2nd Edition, Although Pink Plan Ltd ensures the veror, level of accuracy, mesaurements of doors, windows and rooms are approximate and no responsibility is taken for error, or misstatement, These plans are lot representation purposes only and no guarantee is given on the total square footag or misstatement. These plans are lot representation purposes only and no guarantee is given on the total squarer footag







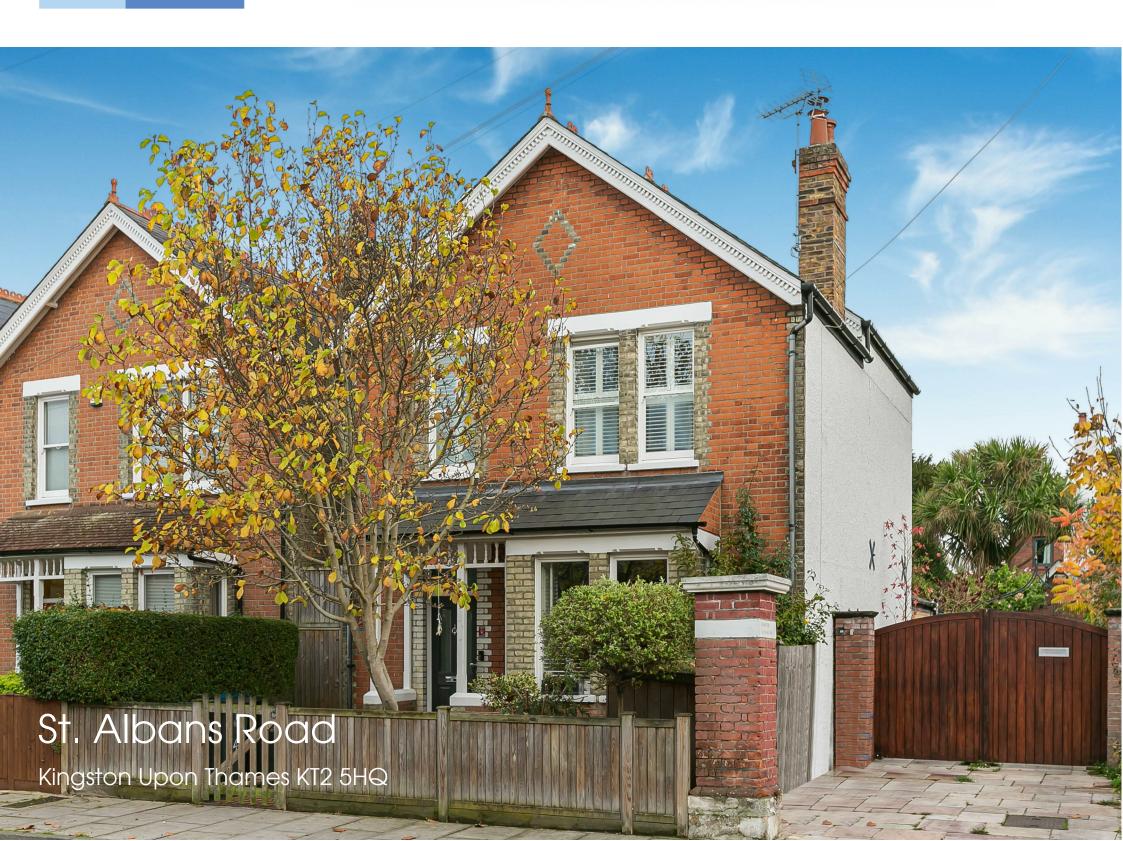


Ground Floor Area 828 sq ft – 77 aq m First Floor Area 576 sq ft – 54 sq m Second Floor Area 420 sq tt – 39 sq m Outbuilding Area 93 sq ft – 9 sq m

Approximate Gross Internal Area 1917 ed ft - 179 aq m (Including Outbuilding) Approximate Gross Internal Area 1824 ed ft - 170 eq m (Excluding Outbuilding)

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













Guide Price £1,750,000

- Detached Victorian Four Bedroom Family Home• Incredible Master Suite with Luxurious Bathroom
- Beautifully Designed Interiors
- Extremely High Specification Finish
- Impressive 28ft Open Plan Kitchen/ Living/ Dining Moments from The River Thames & Richmond Room
- Wonderful South Facing 83ft Rear Garden
- Tenure: Freehold

- One of North Kingston's Most Desirable Roads
- Close to Outstanding Schooling
- EPC Rating E
- * Local Authority: Kingston upon Thames

Description

Positioned on the highly sought-after St. Albans Road in Kingston, this stunning detached Victorian home offers a perfect blend of classic charm and modern living with extremely generous accommodation spread over three levels. The property is also significantly wider than the standard detached Kingston villa and spans an impressive 19.5ft wide with a total accommodation approaching 2000ft.

Upon entering you are welcomed by an inviting hallway with downstairs WC and $\boldsymbol{\alpha}$ lovely front reception room with large bay window complete with a log burner, built in cupboards & shelving plus shutter blinds.

The heart of the home is a vast open-plan kitchen/living / dining room spanning an impressive 28ft x 19.5ft, providing an inviting space for family gatherings and entertaining guests. The kitchen boasts an incredible specification complete with top of the range appliances. The room features a beautiful vaulted ceiling with bi-folding doors and glass panels above creating a fantastic space with plenty of natural light flooding in.

The first floor contains three double bedrooms and a family bathroom. The top floor boasts a stunning master suite which houses a large double bedroom, dressing area and luxurious en suite bathroom with bath and separate walk in shower. Additionally there is

One of the standout features of this residence is the remarkable 83ft deep rear garden, which faces South, ensuring plenty of sunlight throughout the day. This outdoor oasis includes a high spec studio and a storage shed, offering additional space for a home office/gym or storage needs.

This Victorian gem exudes character and warmth, situated in one of North Kingston's most desirable roads. With its impressive features and prime location, this property is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this exceptional home your own.



Located in this premier North Kingston road within close proximity of Richmond Park and moments from Canbury Gardens and the River Thames, St Albans Road is an extremely sought after address. Kingston town centre with its array of shops, bars, restaurants and station is within three quarters of a mile distance. The A3, which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include Latchmere, Fernhill, the German School,. the Kingston Academy and Tiffin boys and girls. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private and public health clubs.





