be guaranteed.

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 have a contract. Important Information

Floor plan produced in accordance with RICS Property Mesaurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measuremats of Loors, windows and doms are approximates and not responsibily to faken for representation purposes only and no quarantee is given on the total aquiere 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.









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Second Floor Area 335 sq ft – 31 sq m $\,$ First Floor Area 463 sq ft - 43 sq m Ground Floor Area 668 sq ft - 62 sq m

Approximate Gross Internal Area 1466 sq ft - 136 sq m (Excluding Outbuilding) Approximate Gross Internal Area 1700 sq ft - 158 sq m (Including Outbuilding)

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













Guide Price £1,175,000

- Semi-Detached Home
- Five Bedrooms
- Off Street Parking

Tenure: Freehold

- 65ft Southerly Aspect Rear Garden
- Open Plan Kitchen / Dining / Living Room EPC Rating C
- High Specification Outbuilding
- Stunning Views Overlooking Dinton Field
- Close to Outstanding Schooling
- Moments From Richmond Park
- - * Local Authority: Kingston upon Thames

Description

This splendid semi-detached family home, situated on one of North Kingston's most desirable streets, offers an exceptional living experience with accommodation of

The ground floor provides a wonderful layout with an incredible open plan Kitchen $\!\!\!/$ dining / living room at the rear measuring an impressive 27ft deep creating a warm and inviting atmosphere for family gatherings and entertaining guests. The kitchen has been completed to a high specification with top of the range appliances and large kitchen island. There are also fantastic bi-folding doors, large glass panels and sky lights allowing in an abundance of natural light. Additionally, there is a separate utility room and $\boldsymbol{\alpha}$ ground floor WC. To the front is a lovely reception room with large bay window

Upstairs provides five bedrooms and two bathrooms, perfect for families seeking both space and comfort. The principle bedroom, located on the top floor, boasts a Juliette balcony and glass double doors providing stunning views overlooking Dinton Field.

One of the standout features of this home is the magnificent 65ft southerly aspect rear garden, ensuring ample sunlight throughout the day. The garden is not only expansive but also includes a newly built high specification outbuilding, complete with air conditioning, providing versatile options for use as a home office, gym, extra living space or additional storage. Additionally, there is ample off street parking to the front of the house with an electrical charging point.

This semi-detached house is a rare find in such a sought-after area, making it a must-see for anyone looking for a new home. Residents will appreciate the stunning views of the park located behind the property, adding to the charm and appeal of this location. The combination of a peaceful neighbourhood, proximity to outstanding schooling and local amenities makes this home an ideal choice for families.



Situation

Located in this premier North Kingston road moments from Richmond Park and the River Thames, Latchmere Road is an extremely sought after address. The property is ideally situated for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops, restaurants & bars 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.



