



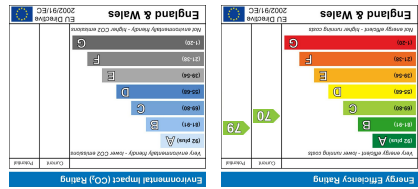
Dickerage Road
Kingston Upon Thames KT1 3SR

Approximate Gross Internal Area 1702 sq ft - 158 sq m (including Outbuilding)
Approximate Gross Internal Area 1446 sq ft - 134 sq m (excluding Outbuilding)
Ground Floor Area 970 sq ft - 90 sq m
First Floor Area 476 sq ft - 44 sq m
Outbuilding Area 256 sq ft - 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square 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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Important Information
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. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. 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 be guaranteed.



Guide Price £1,200,000

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| <ul style="list-style-type: none"> • Semi-Detached Family Home • Generous Accommodation in excess of 1700sqft (Inc. Outbuilding) • Tremendous Scope for Further Expansion (STNC) • Fantastic 52 ft x 32ft Rear Garden | <ul style="list-style-type: none"> • Ample Off Street Parking • Excellent 30ft Wide Outbuilding • Well Presented Internally • Sought After Location • EPC Rating - C • Council Tax Banding - TBC |
| * Tenure: Freehold | * Local Authority: Kingston upon Thames |

Description

This spacious semi-detached family home offers a delightful blend of comfort and potential, boasting over 1700sqft of accommodation over two floors plus outbuilding. With well-proportioned bedrooms and a thoughtfully designed ground floor footprint, this property is perfect for families seeking both space and functionality.

The open plan design on the ground floor enhances the flow of the home, creating a warm and welcoming atmosphere. The generous layout allows for a variety of living arrangements, making it easy to adapt the space to suit your family's needs. The ground floor consists of; a welcoming entrance hall, large double reception room measuring an impressive 22.8ft, office / bedroom, WC, conservatory and kitchen. The first floor provides three double bedrooms and a family bathroom.

The property boasts excellent off-street parking for two vehicles, ensuring convenience for you and your guests. The 52ft x 32ft rear garden is a true highlight, featuring an enormous outbuilding, offering endless possibilities for use as a workshop, studio, home office or additional storage.

For those with an eye for expansion, this home presents a fantastic opportunity. There is significant scope to extend further into the loft and/or on the ground floor, subject to necessary planning consent. This potential allows you to tailor the property to your specific requirements, making it a truly unique family residence.

In summary, this semi-detached house on Dickerage Road is a rare find. With its spacious interiors, excellent outdoor space, and potential for expansion, it is an opportunity not to be missed. Contact Gibson Lane now to arrange your viewing.

Situation

Dickerage Road is a popular residential street conveniently located between Kingston town centre and Coombe. Richmond Park with its many acres of open space and the River Thames are close by, the property is easily accessible to Norbiton Village with its select range of local shops and moments from Norbiton station offering a direct service into Waterloo. 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.

