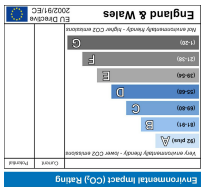
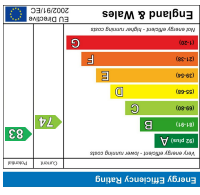
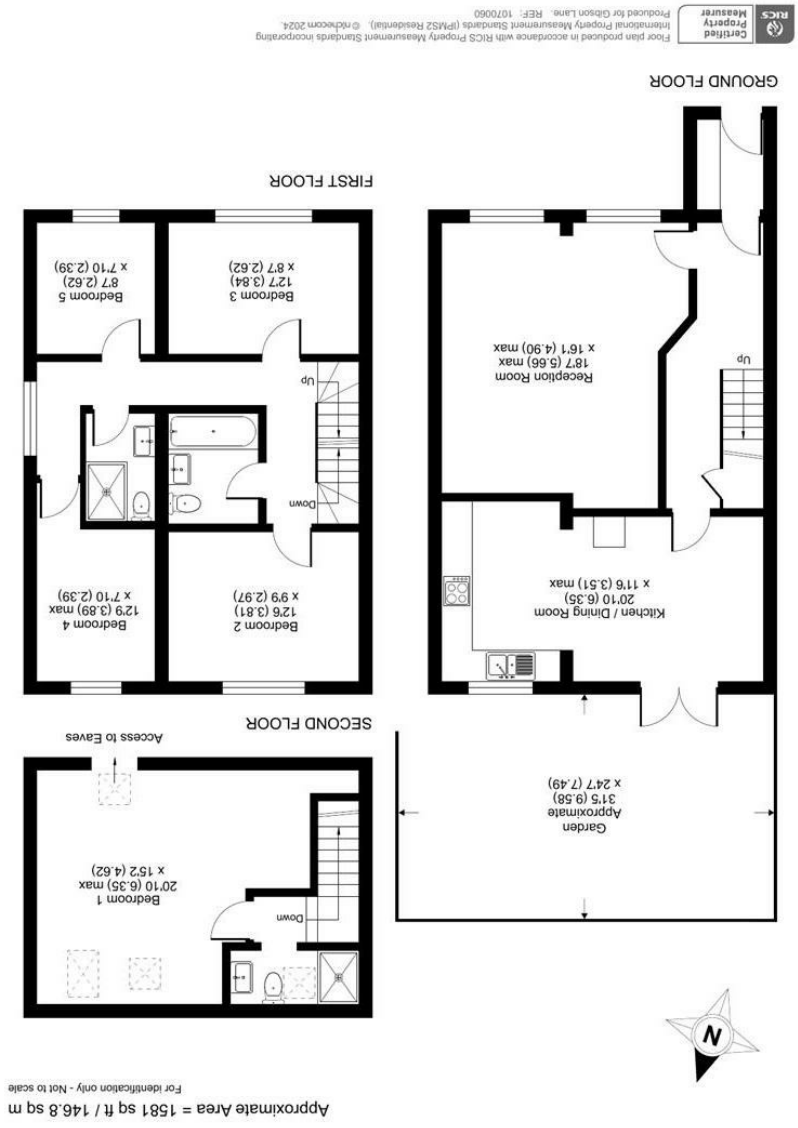


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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.

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
	



323 Richmond Road  
 Ham  
 Surrey  
 KT2 5QU  
 www.gibsonlane.co.uk  
 Tel: 020 8247 9444





Sopwith Close  
 Kingston Upon Thames KT2 5RN



**£850,000**

- Impressive five bedroom/three bathroom house
- Double height side extension and loft conversion
- Secluded setting adjacent to Richmond Park
- Generous accommodation approaching 1,600sqft
- Presented to a high standard throughout
- \* Tenure: Freehold
- 31ft rear garden with side access
- Convenient for local nurseries and schools
- Cul-de-sac / no through road
- EPC rating C
- Council tax band F
- \* Local Authority: Kingston upon Thames

## Description

An impressive five bedroom/three bathroom end-terrace house situated in this secluded location adjacent to Richmond Park and local allotments. The property benefits from a double height side extension along with a loft conversion which has created a spacious family home with generous accommodation of nearly 1,600sqft arranged over three floors. The ground floor features a large reception room which leads through to a 20ft wide kitchen dining room overlooking the rear garden. On the upper floors there are five bedrooms with three independent bath/shower rooms. Outside there is a 31ft rear garden with side access. An internal viewing is highly recommended to fully appreciate what this property has to offer.

## Situation

Sopwith Close is a popular residential road ideally situated in the sought after North Kingston area. The property is within close proximity of Richmond Park and conveniently positioned for the River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. Kingston town centre with its array of shops and restaurants is a short distance away and the A3 with routes to 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 sector.

