

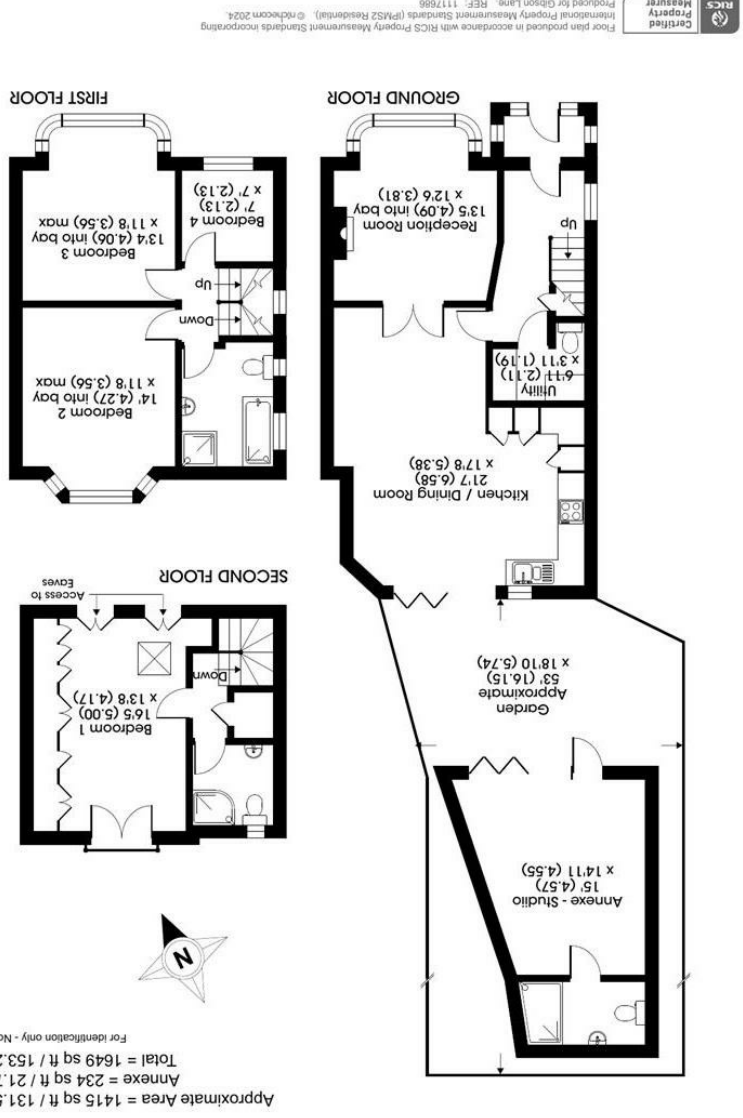


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 G 100-139 kWh/m <sup>2</sup> per year 100-139 g/m <sup>2</sup> per year	 3 100-139 g/m <sup>2</sup> per year



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Latchmere Lane  
 Kingston Upon Thames KT2 5NX



**£1,150,000**

- Attractive 1930s semi-detached house
- Impressive accommodation in excess of 1,400sqft
- Four bedrooms & two bath/shower rooms
- 53ft West facing rear garden
- No onward chain
- Garden office/studio room with shower & W.C
- Short walk to Ham gate of Richmond Park
- Off street parking
- EPC Rating D
- Council tax band F

\* Tenure: Freehold

\* Local Authority: Richmond upon Thames

## Description

An impressive semi-detached family home situated on this sought after road just a short walk from Richmond Park. The property has been extended on the ground floor and into the loft which provides spacious accommodation in excess of 1,400sqft arranged over three floors. The ground floor features a double reception room, an extended kitchen/diner with doors leading to the rear garden and a utility room with W.C. On the upper floors there are four bedrooms and two bath/shower rooms including a 16ft master bedroom with shower room on the top floor. Outside there is off street parking to the front and a generous 53ft rear garden with the added benefit of a garden office/studio with W.C and shower. The property is sold with no onward chain.

## Situation

Latchmere Lane 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.

