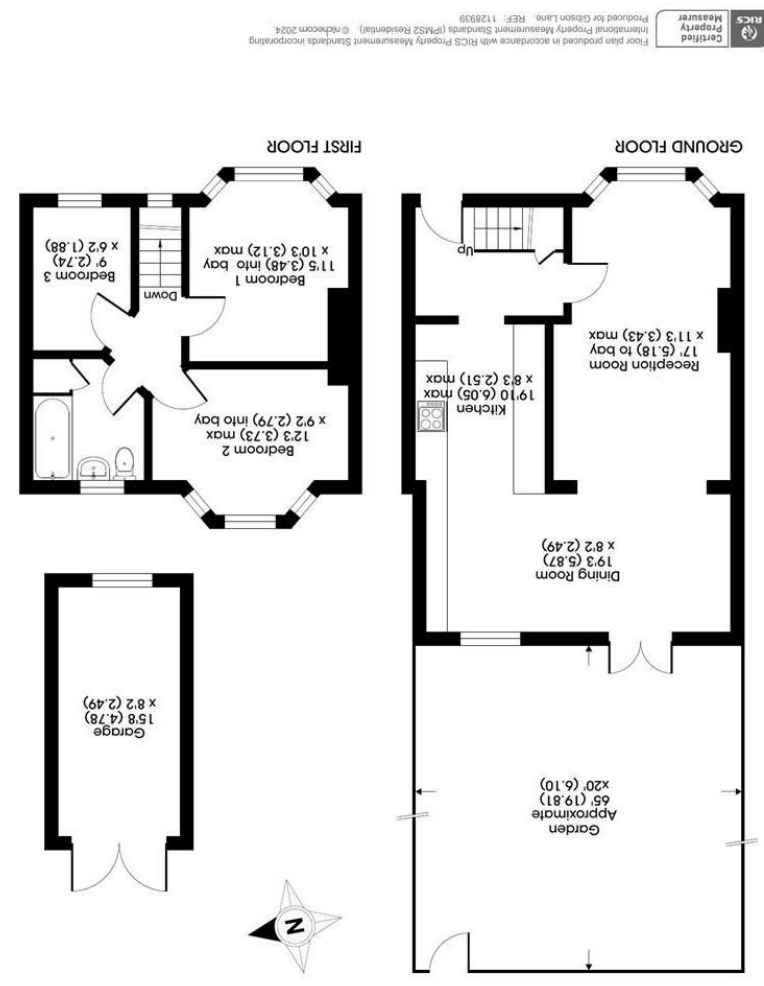


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

England & Wales	
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	C



Approximate Area = 898 sq ft / 83.4 sq m (excludes garage)  
For identification only - Not to scale

323 Richmond Road  
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 Surrey  
 KT2 5QU  
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Latchmere Lane  
 Kingston Upon Thames KT2 5SF





**£825,000**

- 1930s Tudor style house
- Stunning views over Latchmere Rec
- Spacious accommodation of circa 900sqft
- Extended dining room overlooking garden
- Beautiful 65ft West facing rear garden
- Well positioned for excellent local schools
- Garage with hard standing area
- Sought after North Kingston road
- EPC Rating D
- Council tax band E

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

### Summary

An attractive mid-terrace 1930s Tudor style house situated in this sought after position opposite Latchmere Rec. The property has been extended on the ground floor and now offers impressive accommodation comprising: 17ft reception room, extended dining room, fitted kitchen, three bedrooms and a family bathroom. Outside there is a mature front garden and a beautiful 65ft West facing rear garden with garage and hard standing to the rear. We would encourage an early internal viewing in order to fully appreciate what this stunning house has to offer.

### Location

Latchmere Lane is a popular residential road ideally situated opposite Latchmere Rec 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.

