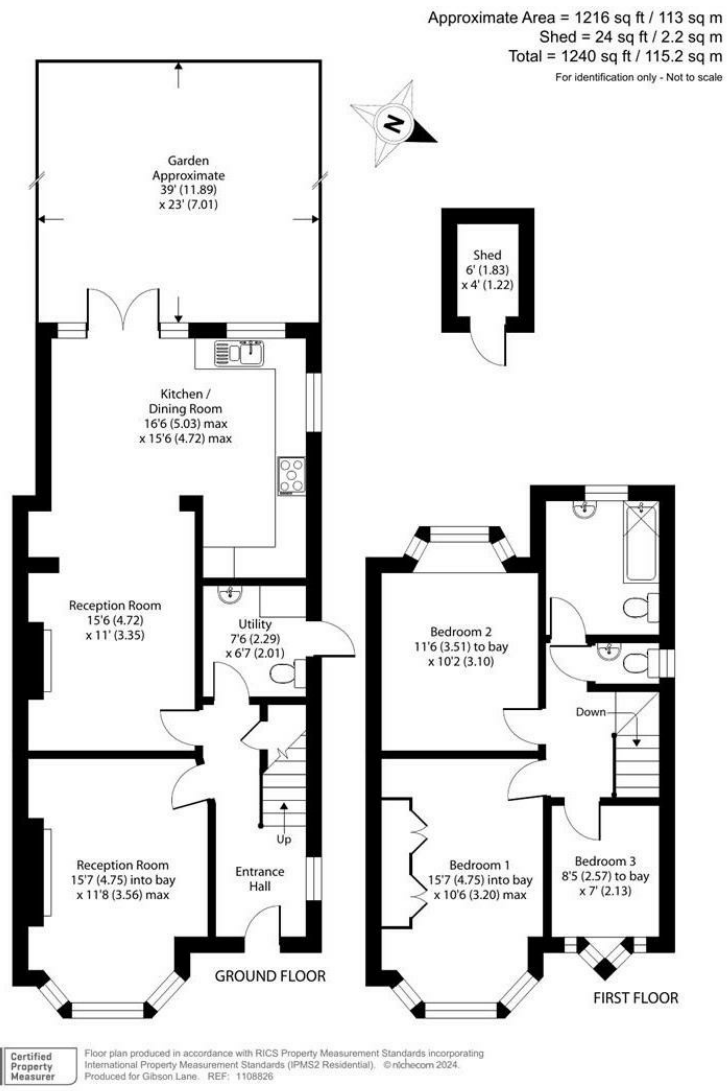

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1108826

gibson lane

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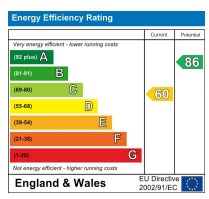

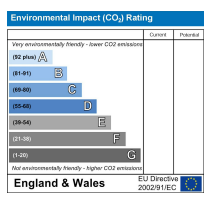

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

The Property Ombudsman
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Guide Price £925,000

- No Onward Chain
- Semi-Detached Home
- Three Bedrooms
- Huge Potential to Expand (STNC)
- Open Plan Kitchen/Dining Room

* Tenure: Freehold

- Spacious Accommodation in excess of 1200sqft
- Westerly Facing Rear Garden
- Close Proximity to Excellent Schooling
- North Kingston Location
- Council Tax Banding - E | EPC Rating - D

* Local Authority: Kingston Upon Thames

Summary

NO ONWARD CHAIN - A charming three bedroom semi-detached family home situated within this popular North Kingston location with good access to excellent local schools. This lovely home is finished to a superb standard internally and offers spacious accommodation in excess of 1200sqft comprising; front reception room with bay window, utility room with WC, spacious middle reception room which leads into an impressive open plan kitchen/dining room spanning 16.6ft by 15.5ft with glass double doors onto a delightful Westerly facing rear garden. The first floor provides three bedrooms (two good sized doubles and a single), a family bathroom plus an additional WC. There is plenty of scope (subject to planning consents) to extend into the loft to create a substantial family home. Externally the property has a pretty front garden, side access, storage shed and a 40ft rear garden. Internal viewings are highly recommended!

Location

Latchmere Lane is a sought after residential road conveniently located for Kingston town centre, station, Richmond Park, River Thames and many highly regarded local schools. The property is adjacent to Latchmere Park and therefore benefits from pleasant views over playing fields. The A3 which serves both London and the M25 is easily accessible by car.