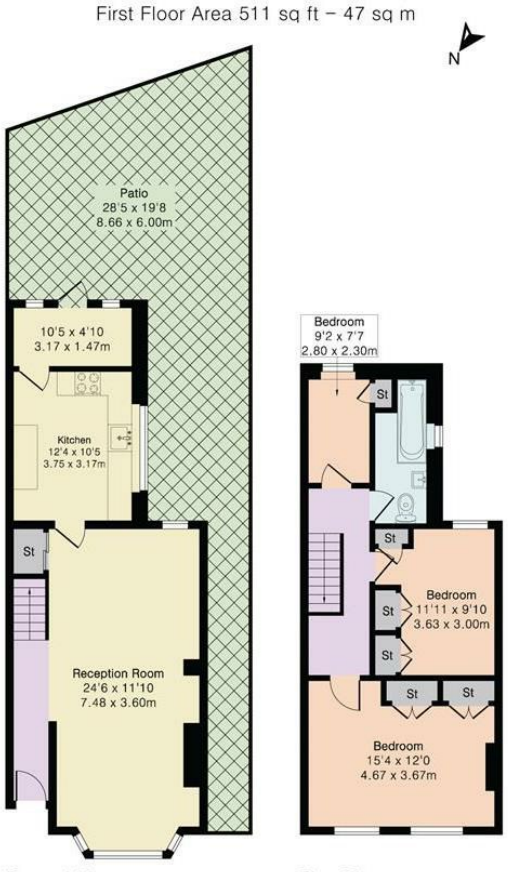


Approximate Gross Internal Area 1083 sq ft - 100 sq m
Ground Floor Area 572 sq ft – 53 sq m
First Floor Area 511 sq ft – 47 sq m



PINKPLAN

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.

gibson lane

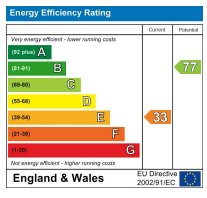
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

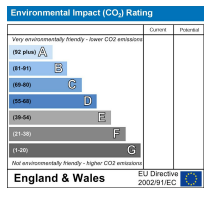
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

www.albsonlane.co.uk

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress

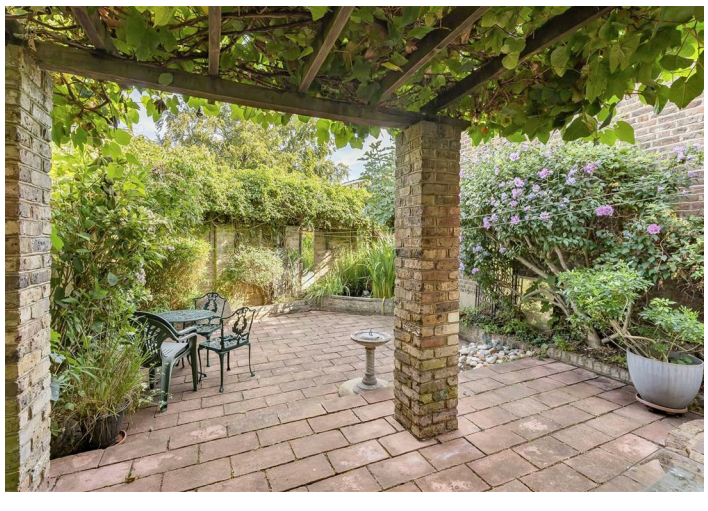




Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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









Guide Price £850,000

- Victorian Detached Property
- Off Streeet Parking
- Three Bedrooms
- In need of Modernisation
- No Onward Chain
- Potential to Extend(STNC)
- South Facing Garden
- Council Tax Band - F
- EPC Rating - F

Tenure: Freehold
Local Authority: Kingston Upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Gibson Lane proudly present to the market this charming Victorian detached three bedroom family home, in need of modernisation through out and located on East Road which is positioned in the sought after North Kingston location.

The ground floor provides fantastic open-plan living space which is ideal for a family; it includes a lovely double reception room with feature fireplace and stunning bay window, kitchen and additional garden room.

The first floor emphasises the ample space which this house has to offer, with two lovely double bedrooms both with fitted wardrobes, a small single bedroom and family size bathroom. Further benefits to this already desirable house include off-street parking for one car, low maintenance south facing paved garden with side access, and potential to extend (STNC).

The property is also being sold with no onward chain, viewings are highly recommended to appreciate what this wonderful home has to offer.



Situation

East Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned between Richmond Park and the River Thames, Kingston station giving direct access into Waterloo is moments away. The A3 which serves both London & the M25 is easily accessible by car, Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.



