

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.

Energy Efficiency Rating	
EU Standard	2002/91/EC
Best available technology - Approx. energy costs	£100 - £150
A	£100 - £150
B	£150 - £200
C	£200 - £250
D	£250 - £300
E	£300 - £350
F	£350 - £400
G	£400 - £450
H	£450 - £500
I	£500 - £550
J	£550 - £600
K	£600 - £650
L	£650 - £700
M	£700 - £750
N	£750 - £800
O	£800 - £850
P	£850 - £900
Q	£900 - £950
R	£950 - £1,000
S	£1,000 - £1,050
T	£1,050 - £1,100
U	£1,100 - £1,150
V	£1,150 - £1,200
W	£1,200 - £1,250
X	£1,250 - £1,300
Y	£1,300 - £1,350
Z	£1,350 - £1,400
AA	£1,400 - £1,450
AB	£1,450 - £1,500
AC	£1,500 - £1,550
AD	£1,550 - £1,600
AE	£1,600 - £1,650
AF	£1,650 - £1,700
AG	£1,700 - £1,750
AH	£1,750 - £1,800
AI	£1,800 - £1,850
AJ	£1,850 - £1,900
AK	£1,900 - £1,950
AL	£1,950 - £2,000
AM	£2,000 - £2,050
AN	£2,050 - £2,100
AO	£2,100 - £2,150
AP	£2,150 - £2,200
AQ	£2,200 - £2,250
AR	£2,250 - £2,300
AS	£2,300 - £2,350
AT	£2,350 - £2,400
AU	£2,400 - £2,450
AV	£2,450 - £2,500
AW	£2,500 - £2,550
AX	£2,550 - £2,600
AY	£2,600 - £2,650
AZ	£2,650 - £2,700
BA	£2,700 - £2,750
BB	£2,750 - £2,800
BC	£2,800 - £2,850
BD	£2,850 - £2,900
BE	£2,900 - £2,950
BF	£2,950 - £3,000
BG	£3,000 - £3,050
BH	£3,050 - £3,100
BI	£3,100 - £3,150
BJ	£3,150 - £3,200
BK	£3,200 - £3,250
BL	£3,250 - £3,300
BM	£3,300 - £3,350
BN	£3,350 - £3,400
BO	£3,400 - £3,450
BP	£3,450 - £3,500
BQ	£3,500 - £3,550
BR	£3,550 - £3,600
BS	£3,600 - £3,650
BT	£3,650 - £3,700
BU	£3,700 - £3,750
BV	£3,750 - £3,800
BW	£3,800 - £3,850
BX	£3,850 - £3,900
BY	£3,900 - £3,950
BZ	£3,950 - £4,000
CA	£4,000 - £4,050
CB	£4,050 - £4,100
CC	£4,100 - £4,150
CD	£4,150 - £4,200
CE	£4,200 - £4,250
CF	£4,250 - £4,300
CG	£4,300 - £4,350
CH	£4,350 - £4,400
CI	£4,400 - £4,450
CJ	£4,450 - £4,500
CK	£4,500 - £4,550
CL	£4,550 - £4,600
CM	£4,600 - £4,650
CN	£4,650 - £4,700
CO	£4,700 - £4,750
CP	£4,750 - £4,800
CQ	£4,800 - £4,850
CR	£4,850 - £4,900
CS	£4,900 - £4,950
CT	£4,950 - £5,000
CU	£5,000 - £5,050
CV	£5,050 - £5,100
CW	£5,100 - £5,150
CX	£5,150 - £5,200
CY	£5,200 - £5,250
CZ	£5,250 - £5,300
DA	£5,300 - £5,350
DB	£5,350 - £5,400
DC	£5,400 - £5,450
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DH	£5,650 - £5,700
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DK	£5,800 - £5,850
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DM	£5,900 - £5,950
DN	£5,950 - £6,000
DO	£6,000 - £6,050
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DQ	£6,100 - £6,150
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DS	£6,200 - £6,250
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EI	£7,000 - £7,050
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EK	£7,100 - £7,150
EL	£7,150 - £7,200
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EP	£7,350 - £7,400
EQ	£7,400 - £7,450
ER	£7,450 - £7,500
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GW	£10,300 - £10,350
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GY	£10,400 - £10,450
GZ	£10,450 - £10,500
HA	£10,500 - £10,550
HB	£10,550 - £10,600
HC	£10,600 - £10,650
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HM	£11,100 - £11,150
HN	£11,150 - £11,200
HO	£11,200 - £11,250
HP	£11,250 - £11,300
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IG	£12,100 - £12,150
IH	£12,150 - £12,200
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IT	£12,750 - £12,800
IU	£12,800 - £12,850
IV	£12,850 - £12,900
IW	£12,900 - £12,950
IX	£12,950 - £13,000
IY	£13,000 - £13,050
IZ	£13,050 - £13,100
JA	£13,100 - £13,150
JB	£13,150 - £13,200
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JD	£13,250 - £13,300
JE	£13,300 - £13,350
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JI	£13,500 - £13,550
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JO	£13,800 - £13,850
JP	£13,850 - £13,900
JQ	£13,900 - £13,950
JR	£13,950 - £14,000
JS	£14,000 - £14,050
JT	£14,050 - £14,100
JU	£14,100 - £14,150
JV	£14,150 - £14,200
JW	£14,200 - £14,250
JX	£14,250 - £14,300
JY	£14,300 - £14,350
JZ	£14,350 - £14,400
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KC	£14,500 - £14,550
KD	£14,550 - £14,600
KE	£14,600 - £14,650
KF	£14,650 - £14,700
KG	£14,700 - £14,750
KH	£14,750 - £14,800
KI	£14,800 - £14,850
KJ	£14,850 - £14,900
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KM	£15,000 - £15,050
KN	£15,050 - £15,100
KO	£15,100 - £15,150
KP	£15,150 - £15,200
KQ	£15,200 - £15,250
KR	£15,250 - £15,300
KS	£15,300 - £15,350
KT	£15,350 - £15,400
KU	£15,400 - £15,450
KV	£15,450 - £15,500
KW	£15,500 - £15,550
KX	£15,550 - £15,600
KY	£15,600 - £15,650
KZ	£15,650 - £15,700
LA	£15,700 - £15,750
LB	£15,750 - £15,800
LC	£15,800 - £15,850
LD	£15,850 - £15,900
LE	£15,900 - £15,950
LF	£15,950 - £16,000
LG	£16,000 - £16,050
LH	£16,050 - £16,100
LI	£16,100 - £16,150
LJ	£16,150 - £16,200
LK	£16,200 - £16,250
LL	£16,250 - £16,300
LM	£16,300 - £16,350
LN	£16,350 - £16,400
LO	£16,400 - £16,450
LP	£16,450 - £16,500
LQ	£16,500 - £16,550
LR	£16,550 - £16,600
LS	£16,600 - £16,650
LT	£16,650 - £16,700
LU	£16,700 - £16,750
LV	£16,750 - £16,800
LW	£16,800 - £16,850
LX	£16,850 - £16,900
LY	£16,900 - £16,950
LZ	£16,950 - £17,000
MA	£17,000 - £17,050
MB	£17,050 - £17,100
MC	£17,100 - £17,150
MD	£17,150 - £17,200
ME	£17,200 - £17,250
MF	£17,250 - £17,300
MG	£17,300 - £17,350
MH	£17,350 - £17,400
MI	£17,400 - £17,450
MJ	£17,450 - £17,500
MK	£17,500 - £17,550
ML	£17,550 - £17,600
MM	£17,600 - £17,650
MN	£17,650 - £17,700
MO	£17,700 - £17,750
MP	£17,750 - £17,800
MQ	£17,800 - £17,850
MR	£17,850 - £17,900
MS	£17,900 - £17,950
MT	£17,950 - £18,000
MU	£18,000 - £18,050
MV	£18,050 - £18,100
MW	£18,100 - £18,150
MX	£18,150 - £18,200
MY	£18,200 - £18,250
MZ	£18,250 - £18,300
NA	£18,300 - £18,350
NB	£18,350 - £18,400
NC	£18,400 - £18,450
ND	£18,450 - £18,500
NE	£18,500 - £18,550
NF	£18,550 - £18,600
NG	£18,600 - £18,650
NH	£18,650 - £18,700
NI	£18,700 - £18,750
NJ	£18,750 - £18,800
NK	£18,800 - £18,850
NL	£18,850 - £18,900
NM	£18,900 - £18,950
NN	£18,950 - £19,000
NO	£19,000 - £19,050
NP	£19,050 - £19,100
NQ	£19,100 - £19,150
NR	£19,150 - £19,200
NS	£19,200 - £19,250
NT	£19,250 - £19,300
NU	£19,300 - £19,350
NV	£19,350 - £19,400
NW	£19,400 - £19,450
NX	£19,450 - £19,500
NY	£19,500 - £19,550
NZ	£19,550 - £19,600
OA	£19,600 - £19,650
OB	£19,650 - £19,700
OC	£19,700 - £19,750
OD	£19,750 - £19,800
OE	£19,800 - £19,850
OF	£19,850 - £19,900
OG	£19,900 - £19,950
OH	£19,950 - £20,000
OI	£20,000 - £20,050
OJ	£20,050 - £20,100
OK	£20,100 - £20,150
OL	£20,150 - £20,200
OM	£20,200 - £20,250
ON	£20,250 - £20,300
OO	£20,300 - £20,350
OP	£20,350 - £20,400
OQ	£20,400 - £20,450
OR	£20,450 - £20,500
OS	£20,500 - £20,550
OT	£20,550 - £20,600
OU	£20,600 - £20,650
OV	£20,650 - £20,700
OW	£20,700 - £20,750
OX	£20,750 - £20,800
OY	£20,800 - £20,850
OZ	£20,850 - £20,900
PA	£20,900 - £20,950
PB	£20,950 - £21,000



Guide Price £1,395,000

- Semi-Detached Family Home
- Generous Accommodation in Excess of 1650sqft
- Huge Scope to Expand (STNC)
- Ample Off Street Parking
- Amazing 100ft Rear Garden
- Open Plan Kitchen/Dining Room
- Four Bedrooms
- Integral Garage
- Premier North Kingston Road
- EPC Rating - D
- * Tenure: Freehold
- * Local Authority: Kingston Upon Thames

Summary

This impressive family home offers a perfect blend of classic charm with modern improvements. Large windows, spacious rooms and tall ceiling heights help make the property incredibly light throughout, the generous accommodation is in excess of 1650 sqft, with tremendous scope for further expansion to create a substantial family home of approximately 3000 sqft (subject to necessary consents). The substantial ground floor footprint is ideal for family living and entertainment, currently providing a welcoming entrance hall, large living room with square bay, modern fitted open plan kitchen/dining room with sliding doors to a canopied sitoutery (ideal for alfresco dinner parties), separate utility & downstairs WC. On the upper floors there are four bedrooms, the loft area could be significantly enlarged (like the neighbouring properties) and this development (see note N.B. below) could provide a fifth bedroom or a principle suite with dressing area and en-suite bath/shower room. The current family bathroom has been recently improved and provides a bath and walk in shower and a separate W.C. is adjacent. Externally there is off street parking at the front and an integral garage providing convenient access and ample storage options, however the wow factor of this home is the tremendous rear garden, which spans almost 100 feet in depth, offering a delightful outdoor space for the family. In summary, this property offers a wonderful opportunity to create a dream family home in a premier North Kingston location. Properties which occupy a significantly larger than average plot and the potential for growth are rarely available and we believe this residence is sure to attract immediate interest from those looking for a long-term family home in a vibrant community. N.B. Building plans for the loft were approved in 1968 by the council, buyers should be aware that regulations have evolved over this time and therefore may need to make alterations to meet present-day standards

Location

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Fernhill Gardens is an extremely sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo. It is easily accessible to the A3 serving London and the M25. Richmond Park with its hundreds of acres of delightful parkland is close by, and Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the area is excellent in state and private sectors, including Latchmere and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.

