

Alexandria Road

Kingston Upon Thames KT2 6SD

Approximate Gross Internal Area 1543 sq ft - 144 sq m
(Including Outbuilding)
Ground Floor Area 816 sq ft – 76 sq m
First Floor Area 709 sq ft – 66 sq m
Outbuilding Area 18 sq ft – 2 sq m



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.gibsonlane.co.uk

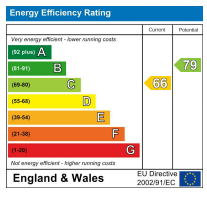
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

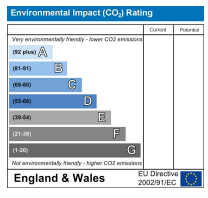
Redress: We hold independent redress with Property Redress

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





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 £1,375,000

- Beautiful Semi-Detached Period Home
- Four Bedrooms
- Incredible 107ft Rear Garden
- Ample Off Street Parking
- Scope for Expansion (STNC)
- Full of Character and Charm
- Extremely Sought After Road
- Moments from Excellent Schools
- Close to Richmond Park
- EPC Rating - D

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

On the market for the first time in approximately 50 years, this distinguished four-bedroom period home presents a rare opportunity to acquire a property on one of North Kingston's most sought-after roads.

Set within the desirable Liverpool Road Conservation Area, where homes of this character are rarely available, this handsome semi-detached residence combines an abundance of period features with generous proportions and enduring charm. Extending to more than 1,500sqft across two floors, it offers an exceptional setting for family life, together with scope to extend, subject to the necessary consents.

A spacious double reception room provides an elegant backdrop for entertaining and everyday living. To the rear, there is a kitchen with side access, and a dining room which opens onto an outstanding 107 ft garden, a particular highlight, offering wonderful space for outdoor dining, entertaining and relaxation. A ground-floor WC completes the accommodation on this level.

Upstairs, there are two generous double bedrooms including a notably appealing principal bedroom at the front of the house, with a lovely bay window and its own balcony, plus a single bedroom, study and a family bathroom.

Off-street parking for two vehicles adds further practicality, while the highly regarded North Kingston setting places excellent schools and an established community at the heart of the home's appeal.

Rich in character and offering considerable potential, this is a rare chance to secure a long-held family home in an exceptional location.



Situation

Located in this enviable position moments from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits, Alexandra Road is an extremely sought after address. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London & the M25. Additionally, Kingston town centre, with its array of shops, restaurants and bars is a short distance away. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors. The area also has an abundance of leisure facilities to include golf courses, tennis clubs, sailing, riding schools and private & public health clubs.



