



# Grange Road

Kingston upon Thames KT1 2QU

Approximate Gross Internal Area 1373 sq ft - 127 sq m (Excluding Garage)  
 Lower Ground Floor Area 228 sq ft - 21 sq m  
 Ground Floor Area 629 sq ft - 58 sq m  
 First Floor Area 516 sq ft - 48 sq m  
 Garage Area 245 sq ft - 23 sq m



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Environmental Impact (CO<sub>2</sub>) Rating: 82

Energy Efficiency Rating: G

England & Wales

**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

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The Property Ombudsman

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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.





## Guide Price £875,000

- Victorian Semi Detached
- Two Garages & Off-Street Parking
- Three Bedrooms
- Scope for Re-Development
- No Onward Chain
- Convenient for Town Centre
- 76ft Rear Garden
- Cellar
- EPC Rating - D
- Council Tax Band - 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

Situated on Grange Road in the charming Knights Park Conservation Area of Kingston upon Thames, this delightful Victorian semi-detached house has accommodation approaching 1700 sqft arranged over two floors benefiting from three well-proportioned bedrooms and additional WC and basin, this home is ideal for families or those seeking extra space.

The Ground floor comprises from two reception rooms, perfect for entertaining guests or enjoying quiet evenings at home, modern kitchen and a downstairs bathroom that includes a separate shower cubicle, providing both convenience and comfort for daily routines. Additionally, the house features a cellar, offering ample storage.

One of the standout features of this property is the impressive 76ft rear garden, a wonderful outdoor space for gardening enthusiasts or for children to play. The garden provides a peaceful retreat from the hustle and bustle of daily life, making it an ideal spot for relaxation or summer gatherings.

The property also benefits from off-street parking and an additional garage to the front.

### Situation

Grange Road is a popular location forming part of the sought after Knights Park Conservation Area moments from Kingston town centre, with its extensive range of shops, bars, restaurant and transport facilities. Kingston station gives direct access into Waterloo and the A3, which serves both London & the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors; these include St Johns, Kingston Grammar, Tiffin Boys and Girls. The area also has an abundance of leisure facilities to include golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

