

Wingfield Road

Kingston Upon Thames KT2 5LR

Approximate Gross Internal Area 1175 sq ft - 109 sq m
Ground Floor Area 688 sq ft – 64 sq m
First Floor Area 487 sq ft – 45 sq m



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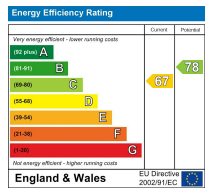
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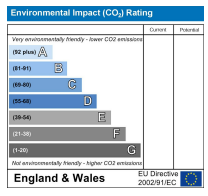
Redress: We hold independent redress with Property Redress

PINK PLAN

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.

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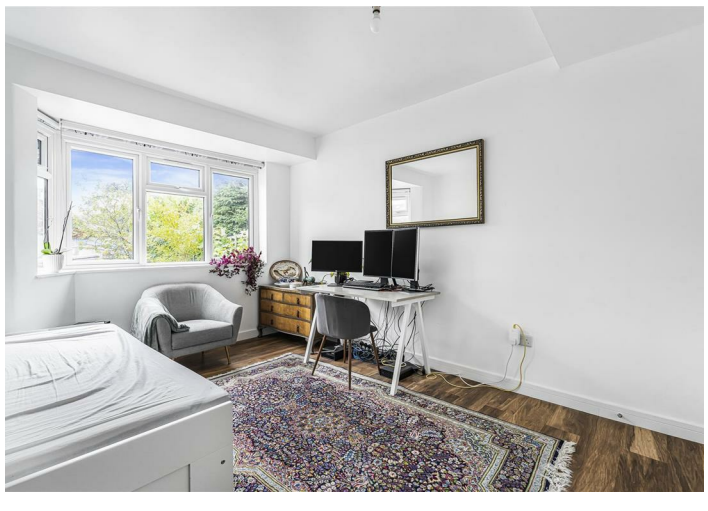




Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

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£895,000

- Semi-detached 1930s house
- Four bedrooms and two bathrooms
- Spacious layout of 1,175sqft
- Sought after road close to Richmond Park
- Impressive loft conversion
- Well positioned for local schools
- Secluded 25ft rear garden
- Off street parking for two cars
- EPC rating D
- Council tax band 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

Situated on the charming Wingfield Road in North Kingston, this delightful semi-detached house offers a perfect blend of comfort and style. With a generous living space of 1,175 square feet, this property boasts a spacious layout ideal for family living.

The home features four well-proportioned bedrooms, providing ample space for relaxation and privacy. The two bathrooms ensure convenience for all residents and guests alike. The heart of the home is undoubtedly the stylish kitchen, which seamlessly integrates with the dining and reception areas, creating a warm and inviting atmosphere for entertaining or family gatherings.

An impressive loft conversion adds to the appeal of this property, offering additional living space that can be tailored to your needs. For those who appreciate outdoor pursuits, the property is conveniently located adjacent to the beautiful Richmond Park, perfect for leisurely walks, cycling or enjoying a family picnic. Additionally, off-street parking for two vehicles ensures that you will never have to worry about finding a space.

Built in the 1930s, this home retains a sense of character while providing modern comforts. With its prime location and spacious interior, this property is an excellent opportunity for those seeking a family home in a desirable area.



Situation

Wingfield Road is a popular residential road ideally situated in the sought after North Kingston area. The road is adjacent to Richmond Park and is conveniently positioned for the River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. Kingston town centre with its array of shops and restaurants is a short distance away and the A3 with routes to London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector.

