

# Liverpool Road

Kingston upon Thames KT2 7SX

**Approximate Gross Internal Area 1630 sq ft - 151 sq m**
**(Including Garage)**
Ground Floor Area 808 sq ft – 75 sq m
First Floor Area 586 sq ft – 54 sq m
Garage Area 236 sq ft – 22 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

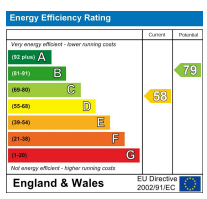

**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

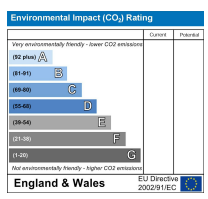
**Redress:** We hold independent redress with Property Redress

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 £1,200,000

- Semi Detached Home
- Overlooking Richmond Park
- Ample Off Street Parking
- Stunning Rear Garden
- Three Bedrooms | Two Bathrooms
- Open Plan Ground Floor Design
- Stunning Interior Style & Finish
- Superb Location
- 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

Situated on the highly sought-after area of Liverpool Road, Kingston overlooking Richmond Park, this charming and rarely available semi-detached house offers a perfect blend of comfort and convenience. This beautiful family home provides ample living space and has been finished to an excellent internal specification, measuring a total of 1600sqft (including garage).

The ground floor provides a lovely front reception room, impressive double reception room at the rear with an open kitchen, plus a downstairs shower room. The first floor offers two generous double bedrooms with fitted wardrobes, an additional double bedroom and a modern family bathroom with separate bath & shower.

External benefits of the property include a delightful well landscaped rear garden with brick wall surrounding backing onto Richmond Park, off-street parking with space for two vehicles and a separate garage. With its excellent location and proximity to the stunning Richmond Park, ample living space and modern amenities, this semi-detached house on Liverpool Road presents a wonderful opportunity for those looking to settle in Kingston Upon Thames.

## Situation

Liverpool Road is a particularly sought after location and forms part of the Liverpool Road Conservation Area of North Kingston. Kingston town centre with its wealth of shops, bars and restaurants is approximately ¾ miles away and both Kingston and Norbiton Stations are within easy access. Richmond Park with its many acres of open space is just moments away and the Thames with its pleasant riverside walks is also close by. Most importantly the property is in the catchment area for some of the towns most highly regarded schools.





