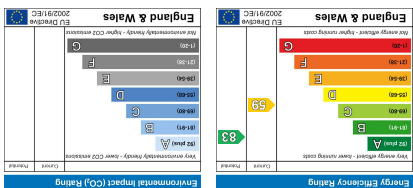
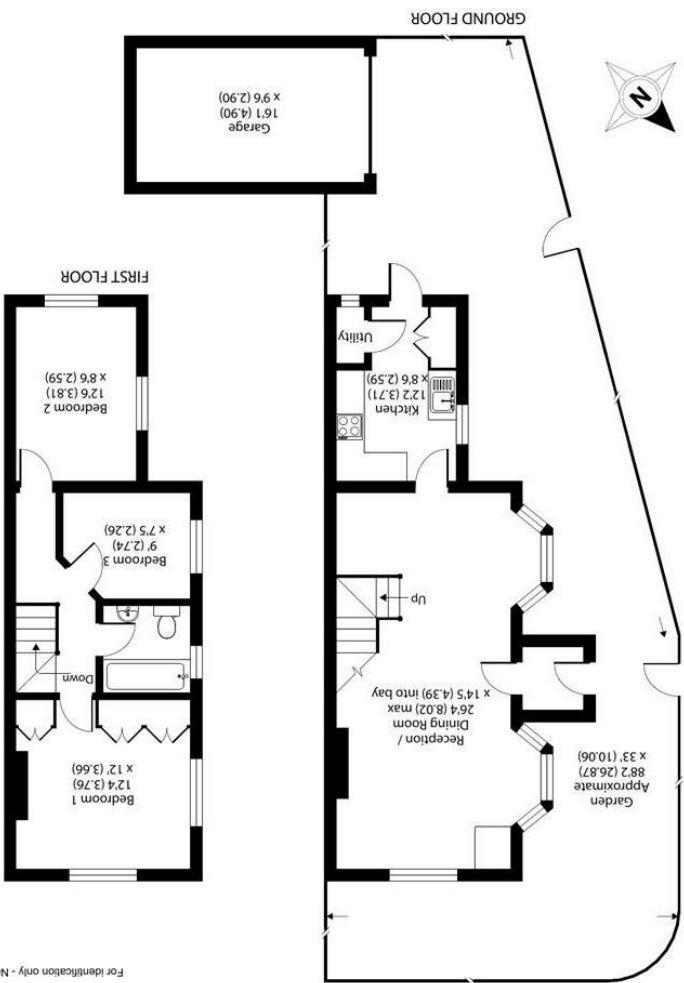


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



Approximate Area = 926 sq ft / 86 sq m  
Garage = 153 sq ft / 14.2 sq m  
Total = 1079 sq ft / 100.2 sq m  
For identification only - Not to scale



RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards (RICS 2018)  
Produced for Gibson Lane, REF: 682440

**gibson lane**

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### Guide Price £865,000

- Victorian Detached Home
  - Three Bedrooms
  - Open Ground Floor Layout
  - Full Size Garage
  - Beautiful South West Facing Garden
  - Large Plot
  - North Kingston Location
  - Moments from Richmond Park
  - EPC Rating - D
  - Council Tax Banding - E
- \* Tenure: Freehold                      \* Local Authority: Kingston Upon Thames

### Description

An excellent opportunity to acquire this unique, attractive brick fronted detached Victorian home situated on this sought after North Kingston road, moments from Richmond Park. This impressive property has been modified and improved by the current owners to seamlessly blend contemporary style with Victorian charm and boasts an abundance of period features with high ceilings throughout.

The ground floor works perfectly for family life and entertaining incorporating a vast open reception/dining room with two large bay windows, parquet wooden flooring and stunning period fireplace. To the rear there is a modern kitchen leading out onto the scenic surrounding gardens. On the upper floor there is a wonderful master bedroom with built in cupboards and gorgeous feature fireplace plus two further bedrooms. There is also a lovely family bathroom.

Furthermore, the property benefits from a full sized garage, the option for off street parking and utility room. There is potential to extend, subject to necessary consents (STNC) creating a substantial family home on this magnificent plot. Call us now to book your viewing!

### Situation

Located in this sought after North Kingston road moments from Richmond Park. The property is ideally situated for both Kingston and Norbiton stations giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within the private and state sectors and the area has an extensive range of leisure facilities.

