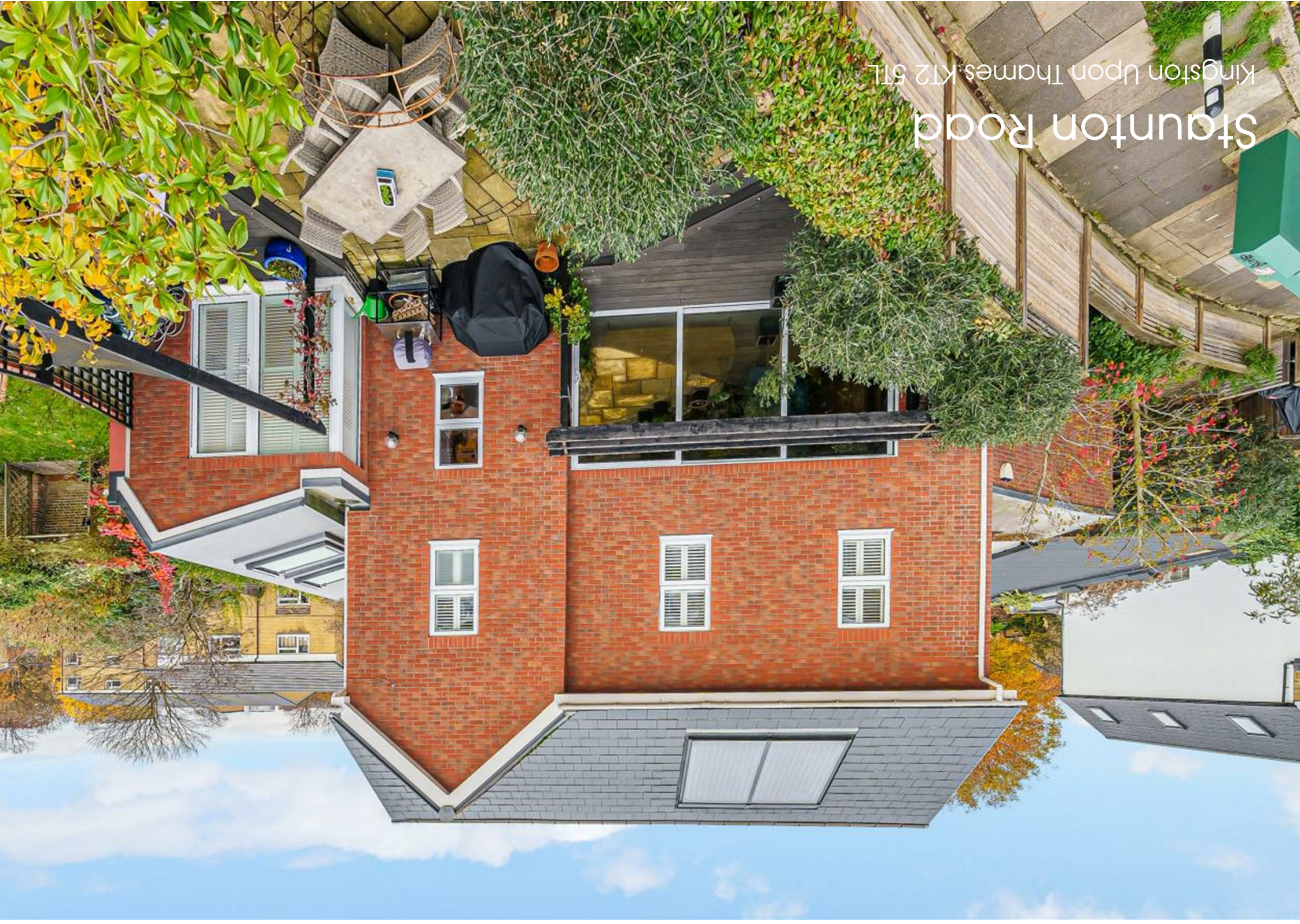
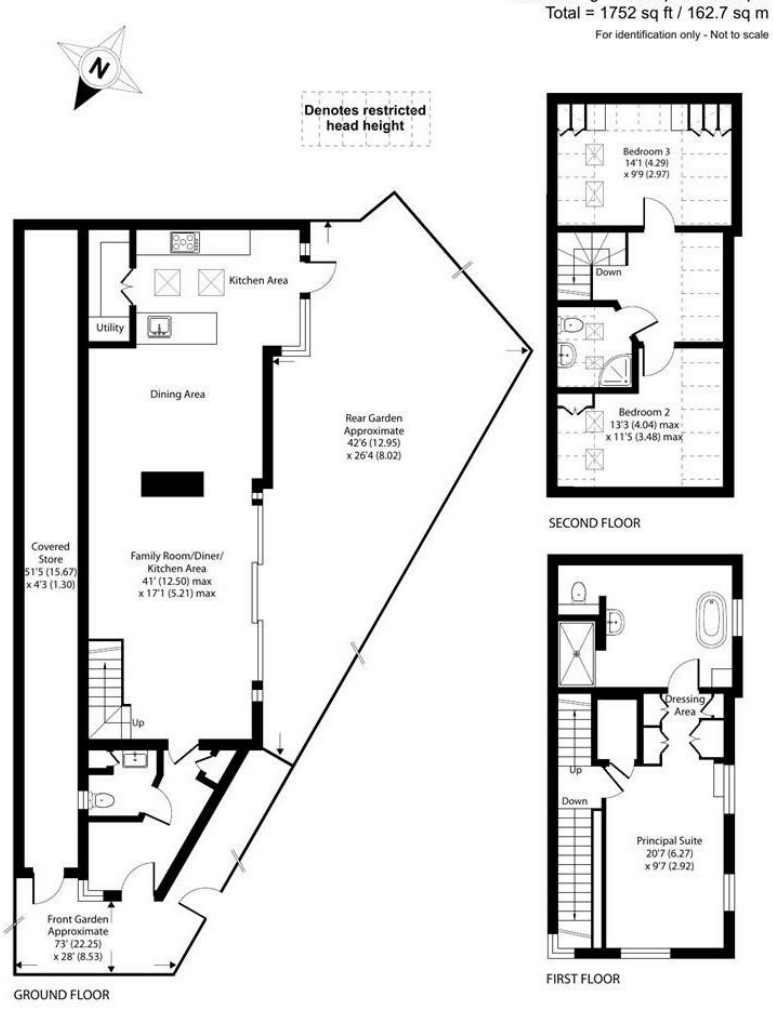
Staunton Road

Kingston Upon Thames KT2 5TL



Approximate Area = 1530 sq ft / 142.1 sq m (Including Limited Use Area)
Outbuilding = 222 sq ft / 20.6 sq m
Total = 1752 sq ft / 162.7 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 1058912

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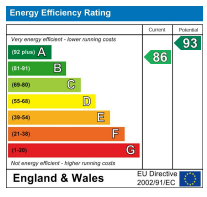
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

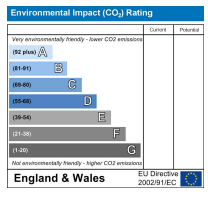
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

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





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
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Guide Price £1,095,000

- Architecturally designed
- Constucted in 2016
- Amazing 41' open plan family room
- Incredible principle suite of 200 sqft
- Premier North Kingston location
- High specification 'Nepune Kitchen'
- Sumptuous ensuite bathroom
- Landscaped grounds
- Planning permission granted to enhance 2nd floor
- 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

Architecturally designed and constructed in 2016 is this impressive family home with generous accommodation in excess of 1500 square feet arranged over 3 floors, complete with under floor heating throughout and solar panels on the roof. The spacious ground floor footprint is ideal for family life, enjoyment and entertaining which features an amazing open plan family room measuring a vast 41' x 17' with dining area, feature centerpiece floating fireplace, high quality 'Neptune Kitchen' including boiling water tap and waste extractor with walk in pantry, and large floor to ceiling sliding doors capturing an abundance of natural light & offering direct access onto the landscaped, low maintenance south west facing garden ideal for alfresco dining, the receiving hall has space for coat hanging and there is also a large cloakroom on the ground floor. The entire first floor is occupied by an incredible principle suite with bedroom and dressing area of 200 square foot and access to a sumptuous ensuite bathroom with walk in shower and freestanding bath. On the second floor there is a large landing with ample room to create a study area, 2 further double bedrooms and modern shower room, planning permission has been granted for 2 dormers which would increase the size and head heights to all rooms on this floor. Externally the landscaped gardens wrap around the property and are easy to maintain and there is a very useful covered store at the rear in excess of 50' deep. This bespoke energy efficient home has a many wonderful features that can only be appreciated by an internal inspection and therefore we would thoroughly recommend a viewing at your earliest convenience.



Situation

Staunton Road is a premier residential road ideally situated in the popular North Kingston area. The property is conveniently positioned between Richmond Park and the River Thames and approximately half a mile from Kingston station giving direct access into Waterloo, the A3 which serves both London & the M25 is easily accessible by car. Kingston town centre with its array of shops, restaurants and bars is within a mile distance. The standard of schooling in the immediate area is excellent within both the private and state sector.



