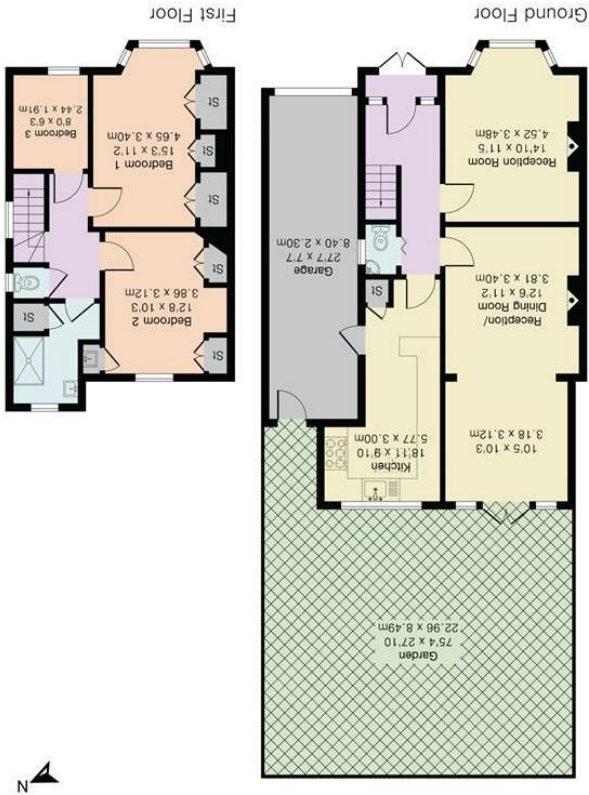




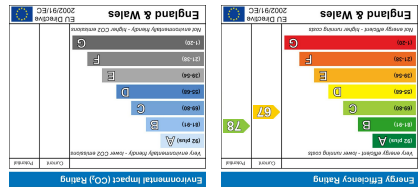
Latchmere Lane
Kingston Upon Thames KT2 5SQ

Approximate Gross Internal Area 1179 sq ft - 110 sq m (Excluding Garage)
Approximate Gross Internal Area 1387 sq ft - 129 sq m (Including Garage)
Ground Floor Area 687 sq ft - 64 sq m
First Floor Area 492 sq ft - 46 sq m
Garage Area 208 sq ft - 19 sq m



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.

PINK PLAN



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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gibson lane

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.



£1,100,000

- Rarely available 1930s semi opposite Latchmere Rec
- Spacious layout approaching 1,200sqft
- Sold with no onward chain
- Huge potential to extend (STPP)
- Off street parking and garage
- Stunning 75ft west facing rear garden
- Well positioned for local schools
- Short walk to Richmond Park and river
- EPC rating D
- Council tax band E

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

Located on the well-regarded Latchmere Lane in North Kingston, this three-bedroom 1930s semi-detached house offers a solid combination of character, space, and practicality. Two generous reception rooms provide a versatile layout suited to family life and entertaining alike, while the proportions throughout reflect the quality of the period.

To the rear, a stunning 75ft west-facing garden is a notable asset, offering plenty of outdoor space and a favourable aspect for afternoon and evening sun. The property also offers potential for extension, subject to the usual consents, for those looking to add further value or adapt the space to their requirements.

Off-street parking is an added convenience, and the position directly opposite Latchmere Recreation Ground gives immediate access to open green space - a genuinely useful amenity for families and those who enjoy the outdoors.

In summary, a well-located family home with period charm and room to grow, offered in a popular and established residential setting. Do not miss the chance to make this wonderful property your new home.



Situation

Latchmere Lane is a sought-after road in the heart of North Kingston, well-placed for both Kingston and Norbiton stations with direct services into Waterloo, as well as easy access to the A3 for London and the M25. Kingston and Richmond town centres are within easy reach, offering an excellent range of shops and restaurants, while Latchmere Recreation Ground, the River Thames, and Richmond Park are all close by. The area is also well-served by schools, with excellent options across both the state and private sectors.

