

Latchmere Road

Kingston Upon Thames KT2 5TW

Approximate Gross Internal Area 1817 sq ft - 169 sq m

Ground Floor Area 958 sq ft – 89 sq m

First Floor Area 501 sq ft – 47 sq m

Second Floor Area 358 sq ft – 33 sq m



gibson lane

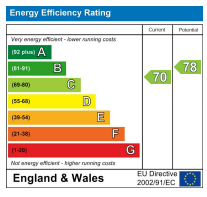
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

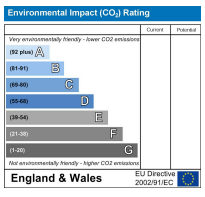
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

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

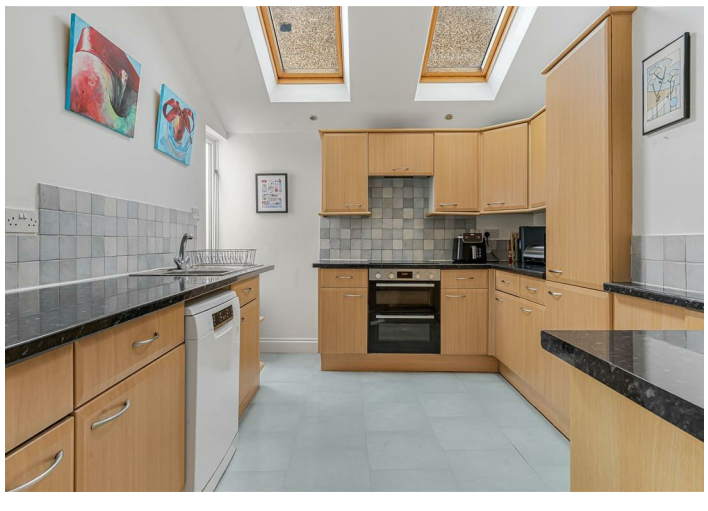




Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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 £1,275,000

- Period Semi Detached Family home
- Four Bedrooms
- Two Bathrooms
- 78ft south facing rear garden
- Garage
- Off Street Parking
- Close to Outsanding local schools
- Downstairs WC
- EPC Rating - C
- 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

Situated on charming Latchmere Road in Kingston Upon Thames, this delightful semi-detached family home, built between 1930 and 1939, offers a perfect blend of period charm and modern living. Spanning an impressive 1,817 square feet arranged over three floors.

The ground floor comprises of generous entrance hall, front reception room with feature fireplace, snug/music room opening up onto the open plan kitchen/ diner with patio doors leading out onto a delightfully landscaped 78 ft south facing garden. To the upper floors there are two double bedrooms, one single bedroom and family bathroom and an additional larger double bedroom and bath room in the loft.

Additionally, the home includes a garage and off-street parking, ensuring that parking is never a concern.

This period-style semi-detached house is not just a home; it is a lifestyle choice, offering a wonderful community atmosphere in a sought-after location. With its blend of character and practicality, this property is an excellent opportunity for families looking to settle in a vibrant area of Kingston Upon Thames.

Situation

Latchmere Road 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.





