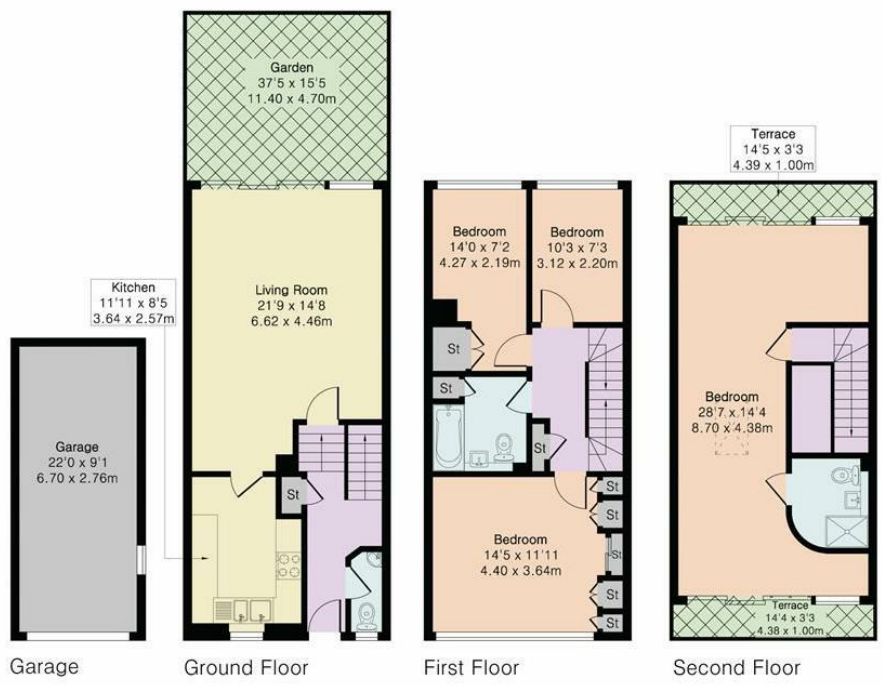


Approximate Gross Internal Area 1416 sq ft - 131 sq m
(Excluding Garage)
Approximate Gross Internal Area 1615 sq ft - 149 sq m
(Including Garage)
Ground Floor Area 499 sq ft – 46 sq m
First Floor Area 499 sq ft – 46 sq m
Second Floor Area 418 sq ft – 39 sq m
Garage Area 199 sq ft – 18 sq m



PINK PLAN

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

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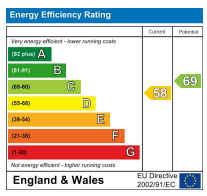
Kingston Office
323 Richmond Road
Ham
Surrey
KT2 5QU
Tel: 020 8247 9444

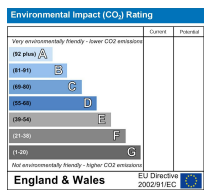
Ham Office
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www.gibsonlane.co.uk

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
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£925,000

- Four bedroom/two bathroom end-terrace townhouse
- Spacious accommodation in excess of 1,416sqft
- Stunning 28ft top floor room with views into Richmond Park
- Air-conditioning on 1st and 2nd floor

Tenure: Freehold

Local Authority: Kingston upon Thames

- Well positioned for excellent local schools
- Established 37ft rear garden
- Residents parking and garage
- Situated close to Richmond Park
- EPC rating D
- Council tax band E

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Situated on Park Road in North Kingston, this well appointed townhouse flooded with natural light offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms including a stunning full length air-conditioned studio room on the top floor, this property is ideal for families seeking spacious accommodation in a desirable location.

There is a well-equipped kitchen, a spacious reception/dining room and the house also boasts two modern bathrooms, ensuring ample facilities for the entire household. A notable feature of this property is the secluded rear garden, which offers a tranquil retreat from the hustle and bustle of daily life.

For those with vehicles, there is residents parking along with the added benefit of a garage, providing extra storage or secure parking options.

Situated close to excellent local schools, this home is perfect for families prioritising education. Additionally, the proximity to Richmond Park offers a wonderful opportunity for outdoor pursuits, whether it be leisurely walks, cycling, or enjoying the beautiful scenery.

In summary, this townhouse on Park Road is a fantastic opportunity for anyone looking for a spacious family home in a desirable location. With its thoughtful layout, modern amenities, and close-knit community feel, it is sure to appeal to a wide range of buyers.



Situation

Park Road is a popular residential road ideally situated in the sought after North Kingston area. The property is within close proximity of Richmond Park and conveniently positioned for the River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. Kingston town centre with its array of shops and restaurants is a short distance away and the A3 with routes to London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector.



