

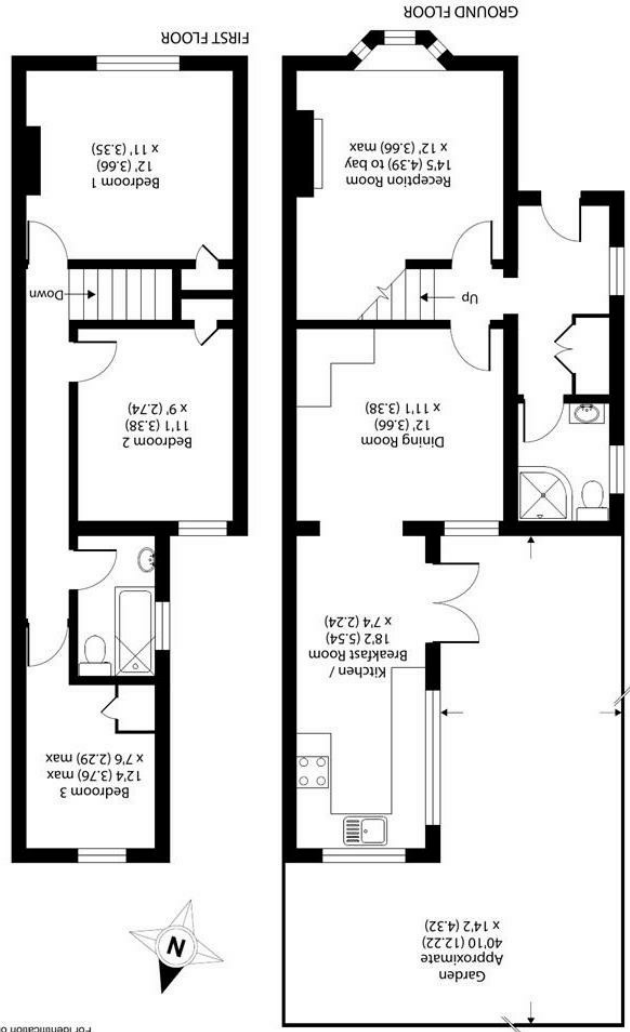


**Important Information**

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A 73	 B

RICS Certified Property Measurement  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © gibsonlane 2022. REF: 799091



Approximate Area = 1033 sq ft / 96 sq m  
For identification only - Not to scale

**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.

[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)

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 5DU  
 T: 020 8247 9444



**New Road**  
 Kingston Upon Thames KT2 6AP



## Guide Price £875,000

- Semi Detached Victorian House
- Off Street Parking
- Three Double Bedrooms
- Open plan Kitchen /Diner
- Moments From Richmond Park
- Well Presented Internally
- Impressive Outbuilding
- EPC Rating - E
- 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

An attractive brick fronted semi detached family home situated on this delightfully sought after road in North Kingston moments from Richmond Park. With accommodation in excess of 1000 sq ft arranged over two floors, the layout works perfectly for entertaining and family life. The ground floor comprises spacious entrance hall leading onto a modern shower room and WC, front reception room with feature fireplace and stunning open plan kitchen/diner with patio doors leading out onto a private recently landscaped private rear garden with an impressive outbuilding. To the upper floor there are three bedrooms and family bathroom. Externally there is the added bonus of off street parking to the front.



### Situation

New Road is a particularly sought after location and is ideally located for Kingston town centre with its wealth of shops, bars and restaurants. Both Kingston and Norbiton Stations are within easy reach and Richmond Park with its many acres of open space is just moments away. The Thames with its pleasant riverside walks is also easily accessible and most importantly the property is in the catchment area for some of the towns most highly regarded schools.

