Gibbon Road

Kingston upon Thames KT2 6AE

Approximate Gross Internal Area 1320 sq ft - 122 sq m
(Including Outbuilding)
Ground Floor Area 464 sq ft – 43 sq m
First Floor Area 414 sq ft – 38 sq m
Second Floor Area 314 sq ft – 29 sq m
Outbuilding Area 128 sq ft – 12 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.

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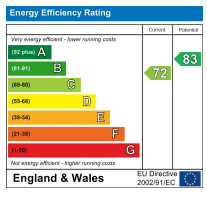
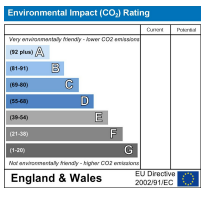
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

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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Guide Price £875,000

- Victorian Home
- Accommodation in Excess of 1300sqft
- Excellent 56ft Rear Garden with Access from the Rear
- Four Bedrooms
- Large Outbuilding
- Scope for Extension (STNC)
- Beautifully Presented Internally
- Sought After Location
- EPC Rating - C
- Council Tax Banding - 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

This delightful four bedroom Victorian home presents an excellent opportunity for those seeking a comfortable and inviting residence. The property boasts spacious accommodation set across three floors in excess of 1300sqft with a warm and welcoming atmosphere, full of period character and charm, perfect for families or individuals looking to settle in a vibrant community. There is also tremendous scope to expand further through a ground floor extension, subject to necessary consents (STNC).

As you step inside, you will be greeted by a well-designed layout that maximises space and natural light. The living areas are thoughtfully arranged, providing a perfect setting for relaxation and entertaining. The ground floor provides a beautiful front living room with bay window and fireplace, dining room and kitchen which is functional and equipped which leads out onto an excellent rear garden measuring an impressive 56ft deep with access from the street to the rear of the property. There is also a spacious outbuilding of 128sqft.

The bedrooms on the upper floors are generously sized with two double bedrooms on the first floor and a family bathroom. The top floor contains two further double bedrooms.

Located in an extremely sought after road in North Kingston, this home benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected by public transport, making it convenient for commuting to central London or surrounding areas.

In summary, this lovely house on Gibbon Road is a wonderful opportunity for anyone looking to embrace a lifestyle in a fantastic location. With its appealing features and prime location, it is not to be missed. Contact us now to arrange a viewing.

Situation

Gibbon Road is a popular residential street ideally situated in the sought after North Kingston area, between Richmond Park and The River Thames. The property is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.