



Clifton Road
Kingston Upon Thames KT2 6PL

Approximate Gross Internal Area 1325 sq ft - 122 sq m (Excluding Outbuilding)
Ground Floor Area 607 sq ft - 56 sq m
First Floor Area 402 sq ft - 37 sq m
Second Floor Area 316 sq ft - 29 sq m
Outbuilding Area 88 sq ft - 8 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.



| Category | Rating |
|------------------------------------------------|--------|
| Energy Efficiency Rating | B |
| Environmental Impact (CO ₂) Rating | C |

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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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.



Guide Price £1,050,000

- No Onward Chain
- Victorian Semi-Detached Home
- Three Generous Double Bedrooms
- Two Bathrooms
- Ground Floor WC
- Open Plan Kitchen/Dining Room
- Immaculately Presented Internally
- Excellent North Kingston Location
- Close to Outstanding Schooling
- EPC Rating - C

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 semi-detached Victorian house presents a splendid opportunity for those seeking a blend of classic elegance and modern living. The property boasts an incredible open plan kitchen and dining room, ideal for both entertaining guests and enjoying family time. The space is flooded with natural light, creating a warm and inviting atmosphere.

Inside, the house features three generous double bedrooms, providing ample space for family or guests. Each room is designed to offer comfort and privacy, making it an ideal family home.

The beautifully landscaped rear garden is a true highlight, offering a serene outdoor retreat complete with an outbuilding, which could be converted into a home office, studio, or used for additional storage. The garden space is perfect for summer gatherings.

Being chain free, this property allows for a smooth and efficient purchase process, making it an attractive option for buyers looking to move in without delay. With its prime location and delightful features, this Victorian house is a rare find in Kingston Upon Thames, offering a wonderful lifestyle in a vibrant community.

Situation

Clifton Road is located in this sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Kingston and Norbiton stations 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 sectors and the area has an extensive range of leisure facilities.

