



Richmond Park Road

Kingston Upon Thames KT2 6AJ

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

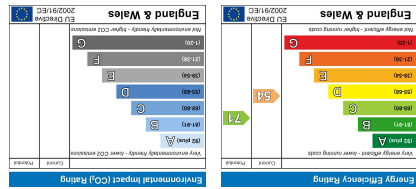
T: 020 8247 9444

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

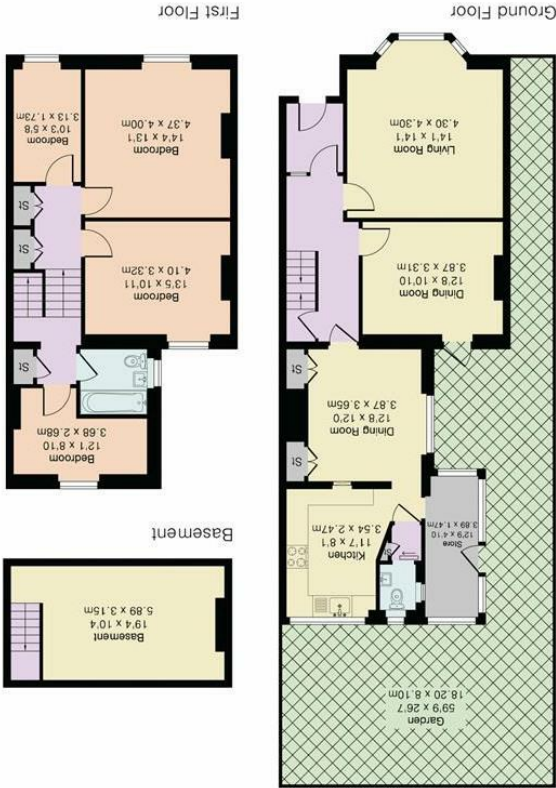
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Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. 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.



Approximate Gross Internal Area 1711 sq ft - 159 sq m
Basement Area 200 sq ft - 19 sq m
Ground Floor Area 863 sq ft - 80 sq m
First Floor Area 648 sq ft - 60 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.



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Guide Price £950,000

- Detached Four Bedroom Home
- Accommodation in Excess of 1700sqft
- Off Street Parking
- 60ft Southerly Aspect Rear Garden
- Enormous Potential to Expand (STNC)
- Extremely Sought After Road
- North Kingston Location
- Moments from the River Thames
- Close to Richmond Park
- EPC Rating - 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

A rare opportunity to acquire this unique detached period villa, which has been occupied by the same family for 90 years, on this extremely sought after road in North Kingston. This wonderful residence provides superb potential to expand and modernise, subject to necessary consents (STNC), to create a substantial family home. The current footprint is far wider than the typical North Kingston Villa and spans an impressive 20ft wide, providing an exciting opportunity for vast expansion. Whether you are looking to create your dream home or simply enjoy the existing features, this property is a canvas waiting for your personal touch.

Currently measuring 1711sqft this special home provides a generous entrance hall, spacious front reception room with large bay window, lounge, dining room, kitchen and WC on the ground floor. The first floor contains four bedrooms, two of which are substantial double rooms, and a family bathroom. Externally there is off street parking to the front and to the rear there is a fantastic Southerly aspect garden measuring an impressive 60ft deep. Additionally, there is also a basement measuring almost 20ft wide by 10ft.

Richmond Park Road is known for its picturesque surroundings and lovely community feel, making it an ideal location for families. With local amenities, schools, and parks within easy reach, this home is perfectly positioned for a balanced lifestyle. Do not miss the chance to view this delightful family home.

Situation

Richmond Park Road is a sought after residential street ideally situated in the ever popular North Kingston area. 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 sectors.

