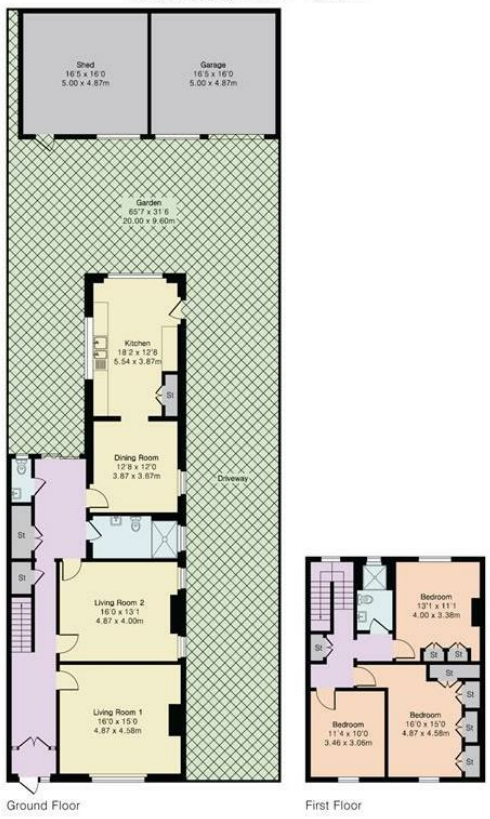


Lower Kings Road

Kingston Upon Thames KT2 5HR

Approximate Gross Internal Area 1855 sq ft - 173 sq m
(Excluding Garage)
Approximate Gross Internal Area 2385 sq ft - 222 sq m
(Including Garage)
Ground Floor Area 1222 sq ft – 114 sq m
First Floor Area 633 sq ft – 59 sq m
Garage Area 530 sq ft – 49 sq m



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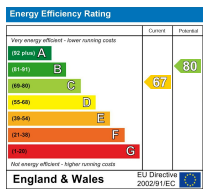
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

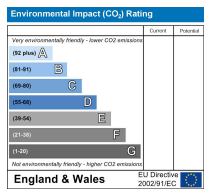
Redress: We hold independent redress with Property Redress

PINKPLAN

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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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 £1,395,000

- Victorian Semi Detached Family Home
- No Onward Chain
- Huge Extension Potential (STNC)
- Off Street Parking
- Garage and Additional Outbuilding
- 65ft South Facing Rear Garden
- Three Bedrooms
- Two Shower Rooms and Downstairs WC
- Council Tax Band - G
- EPC Rating - D

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

Situated on the charming Lower Kings Road in Kingston Upon Thames moments from the River Thames, this delightful Victorian semi-detached house offers a perfect blend of classic elegance and modern potential. Spanning an impressive 2,385 square feet, the property boasts a generous entrance hall, two spacious reception rooms with exquisite period features with detailed cornice and large sash windows, ideal for both entertaining guests and enjoying quiet family evenings. To the back of the property there is a separate dining area and eat in kitchen, shower room with an additional WC.

One of the standout features of this property is its significant extension potential, subject to necessary planning consent. This offers a unique opportunity for buyers to tailor the home to their specific needs and preferences, making it a truly bespoke living space.

Off-street parking is available to the front of the property with access down the side of the property to a large garage with electric up and over door and additional outbuilding attached providing extra storage or the possibility of a workshop or home office., these buildings are situated at the rear of the delightfully landscaped private 65ft south facing rear garden.

The combination of its prime location moments from the River Thames, spacious layout, and potential for expansion makes this Victorian gem a must-see for anyone looking to settle in Kingston Upon Thames. Don't miss the chance to make this house your home.



Situation

Lower Kings Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Kingston & Norbiton stations giving direct access to Waterloo. The River Thames, Richmond Park and Kingston town centre with its array of shops, restaurants & bars are all within easy walking distance. The standard of schooling in the immediate area is excellent within both the private and state sector.



