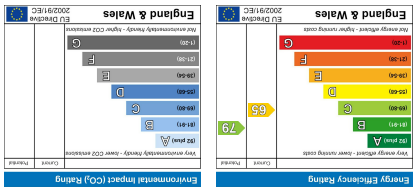




Gloucester Road  
Kingston Upon Thames KT1 3RD

Approximate Gross Internal Area 2098 sq ft - 195 sq m  
Ground Floor Area 904 sq ft - 84 sq m  
First Floor Area 738 sq ft - 69 sq m  
Second Floor Area 456 sq ft - 42 sq m



**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.

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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 £1,150,000

- Period Semi Detached Family Home
- Six Bedrooms
- Accommodation in Excess of 2000sqft
- 82ft Westly Facing Rear Garden
- Off Street Parking

- Utility Room and Downstairs WC
- Two Bathrooms
- Conservatory
- EPC Rating - D
- Council Tax Band - F

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

Nestled on the desirable Gloucester Road in Kingston Upon Thames, this substantial semi-detached house with accommodation approaching 2100sqft arranged over three floors offers an exceptional living experience for families and individuals alike. With six well-proportioned bedrooms, and two bathrooms this property provides ample room for relaxation and privacy.

The ground floor comprises, front reception room with large square bay window and feature fireplace perfect for entertaining guests or enjoying quiet evenings with family. In addition there is a Kitchen, utility downstairs WC, dining room and conservatory. The layout is thoughtfully designed to maximise both space and comfort, ensuring that every corner of the home is utilised effectively.

One of the standout features of this property is the excellent 82ft Westly facing rear garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply unwinding in a tranquil setting.

Additionally, off-street parking is available, offering convenience and peace of mind in this bustling area. The location itself is superb, with easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

In summary, this semi-detached house on Gloucester Road is a remarkable find, combining spacious living, a beautiful garden, and a prime location.

### Situation

Gloucester Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. Kingston Town Center with superb shopping facilities, restaurants, bars and the River Thames is just a short walk away. Richmond Park with its several thousand acres of delightful parkland is also close by. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.

