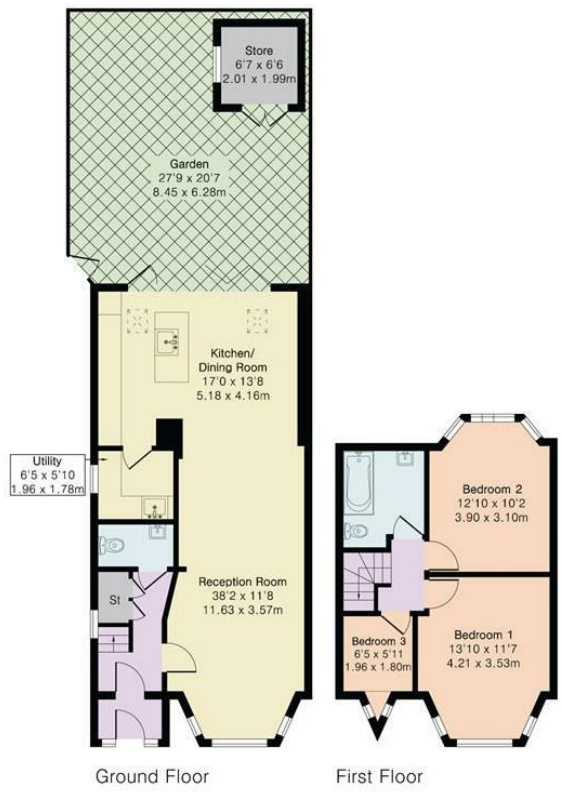
Approximate Gross Internal Area 1049 sq ft - 97 sq m
(Excluding Outbuilding)
Approximate Gross Internal Area 1092 sq ft - 101 sq m
(Including Outbuilding)
Ground Floor Area 648 sq ft – 60 sq m
First Floor Area 401 sq ft – 37 sq m
Outbuilding Area 43 sq ft – 4 sq m



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.

gibson lane

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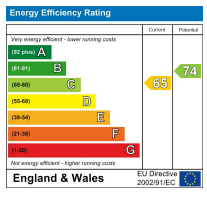
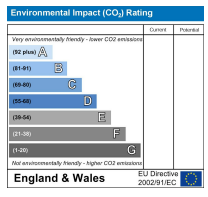
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

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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£925,000

- Three bedroom semi-detached house
- Stunning kitchen extension with under floor heating
- Spacious accommodation of 1,049sqft
- Further potential to extend (STPP)
- Off street parking for two cars
- No onward chain
- Short walk to Richmond Park
- Well positioned for excellent local schools
- EPC rating D
- Council tax band 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

Situated on the popular Garth Road in North Kingston, this delightful 1930s semi-detached house offers a perfect blend of classic character and modern living. Featuring a spacious layout of 1,049 square feet, the property comprises a double reception room providing ample space for both relaxation and entertaining, a stunning kitchen extension featuring contemporary design and high-quality finishes, three bedrooms and a well-appointed bathroom.

There is further potential to extend into the loft, offering an excellent opportunity to create additional living space to suit your needs (STPP). Outside, the property benefits from off-street parking for two vehicles and a beautiful 28ft rear garden.

In summary, this semi-detached house on Garth Road is a wonderful opportunity to acquire a charming home with modern features and the potential for further development. Do not miss the chance to make this property your own.

Situation

Garth Road is a sought after road within the Tudor development in North Kingston, situated a short walk from the River Thames and within close proximity of Richmond Park. This is a wonderful environment for a family, being ideally positioned between Kingston and Richmond town centres with their extensive range of shops, restaurants and overland & underground stations providing services to Waterloo and the City. The local shops of Ham Parade are close by and Ham Common is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.