



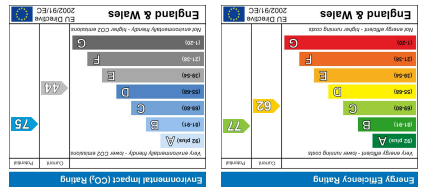
gibson lane

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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.

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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.



Guide Price £900,000

- Stunning Victorian Home
- Three Bedrooms
- Off Street Parking
- 60ft South Facing Rear Garden
- Beautifully Presented Internally
- Potential to Extend (STNC)
- Excellent Local Schools
- Short Walk to River Thames
- Moments from Richmond Park
- 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

A beautifully presented and completely modernised three-bedroom end-of-terrace period home, ideally positioned, moments from the open spaces of Richmond Park and the picturesque River Thames.

Brimming with character and charm, this delightful home has been thoughtfully and comprehensively modernised by the current owners, seamlessly combining period appeal with stylish contemporary living. The ground floor offers a stunning front reception room with large bay window, a middle dining room which opens up into the kitchen, providing excellent space for both relaxed family life and entertaining. To the rear there is a brand new, high specification kitchen, with double doors opening onto the generous 60ft south-facing garden — creating a wonderful connection between indoor and outdoor living.

Upstairs, there are three well-proportioned bedrooms all complemented by the home's beautifully updated and well-maintained interiors, and a newly fitted family bathroom.

A particular feature of this wonderful home is the significant potential to extend further, with huge scope to convert and extend into the loft, as well as to enlarge the ground-floor accommodation, subject to the necessary consents (STNC). This presents an exciting opportunity to create an exceptional long-term family home tailored to individual requirements.

This is a rare opportunity to acquire a fully modernised, characterful home with outstanding future potential in one of Kingston upon Thames' most desirable locations. Perfectly placed for the independent shops, cafés and amenities of North Kingston, as well as excellent schools and convenient transport links, the property combines a peaceful residential setting with easy access to Kingston town centre and central London.

Situation

Kings Road is situated in this premier North Kingston location between Richmond Park, Canbury Gardens and the River Thames. The property is convenient for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities.

