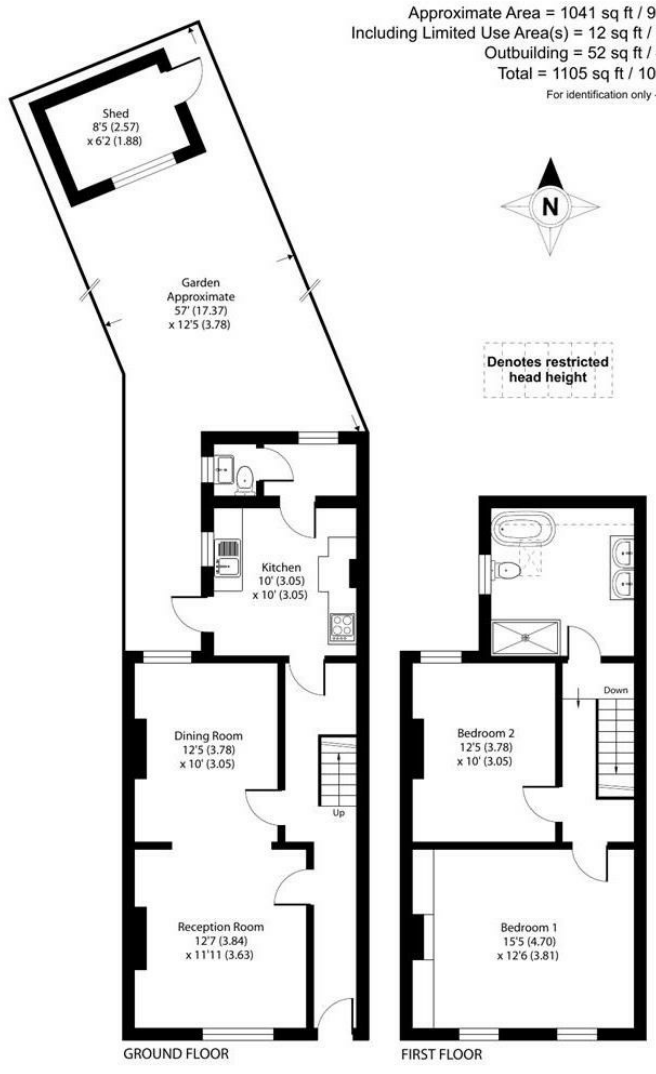


Orchard Walk

Kingston Upon Thames KT2 6BU

Approximate Area = 1041 sq ft / 96.7 sq m
Including Limited Use Area(s) = 12 sq ft / 1.1 sq m
Outbuilding = 52 sq ft / 4.8 sq m
Total = 1105 sq ft / 102.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1214176

gibson lane

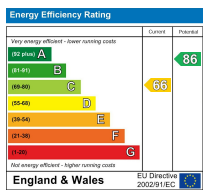
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

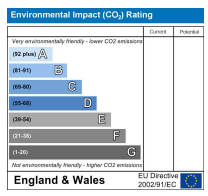
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

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 redress with Property Redress

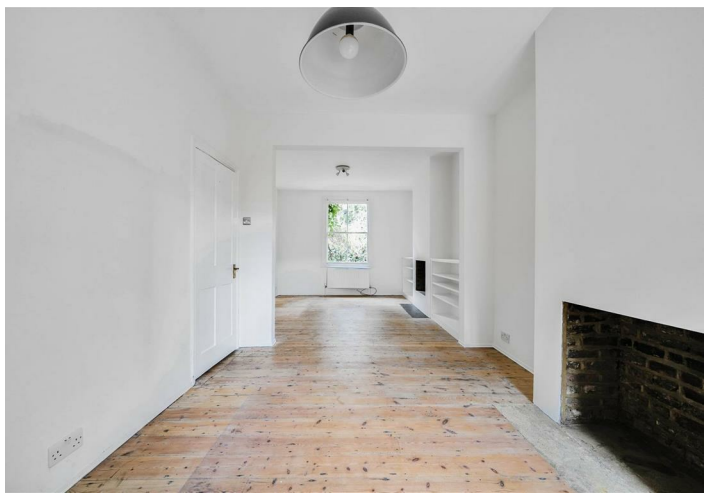




Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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
naea | propertymark PROTECTED
arla | propertymark PROTECTED









Guide Price £740,000

- Lovely Two Double Bedroom Cottage
- Modern Fitted Kitchen
- Two Large Double Bedrooms
- Modern Bathroom With Separate Shower & Bath
- Spacious Living Areas
- Ground Floor Toilet
- Good Size Rear Garden With Shed
- Short Walk To Kingston Town Centre & Amenities
- EPC Rating - D
- Council Tax Band - 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

Gibson Lane proudly present to the market a unique spacious two bedroom Victorian Terraced Cottage located on Orchard Walk. This property boasts ample living space over 1000 sq ft, the ground floor comprises two reception rooms allowing space for a living room and dining area, modern kitchen and a ground floor toilet. The first floor offers two oversized double bedrooms with fitted wardrobes in the principle bedroom which is over 195 sq ft, a lovely tiled bathroom with separate bath & shower. External attributes includes an ideal low maintenance rear garden with shed ideal for storage. Located close to Kingston & Norbiton train stations this property is perfectly located for all amenities and being within 10 minutes walk from Richmond Park which is one of the most desirable opens spaces of the Royal Parks in London.



Situation

Orchard Walk is ideally situated for both Kingston and Norbiton stations 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 and the area has an extensive range of leisure facilities.

