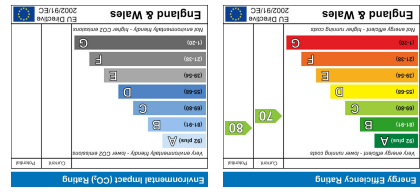


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



**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.

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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.



Approximate Gross Internal Area 1789 sq ft - 185 sq m (Including Garage & Outbuilding)  
 Approximate Gross Internal Area 1542 sq ft - 162 sq m (Excluding Garage & Outbuilding)  
 Ground Floor Area 555 sq ft - 70 sq m  
 First Floor Area 677 sq ft - 63 sq m  
 Second Floor Area 310 sq ft - 29 sq m  
 Garage Area 150 sq ft - 14 sq m  
 Outbuilding Area 97 sq ft - 9 sq m



Arundel Road

Kingston Upon Thames KT1 3RX



## Guide Price £1,150,000

- Sold with No Onward Chain
- Semi-Detached House
- Four Bedrooms
- Two Bathrooms
- Ample Off Street Parking
- Tremendous 80ft Rear Garden
- Potential to Expand (STNC)
- Excellent Location
- Close to Train Station
- EPC Rating - C

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

This impressive four bedroom semi-detached house offers a generous living space approaching 1800sqft situated within an extremely sought after, quiet residential street. This delightful home provides an excellent layout and offers huge scope for further development (STNC), allowing you to tailor the property to your specific needs and requirements.

The ground floor consists of a generous hallway, front reception room with large bay window, dining room and an extended eat in kitchen leading out onto the garden.

The first floor has also been extended to the side and provides three excellent double bedrooms, a spacious family bathroom and separate WC. The top floor contains an additional double bedroom with en-suite bathroom and vast eaves storage space.

The standout feature of this property is undoubtedly the unbelievable rear garden measuring 80ft x 31.6ft, which presents a wonderful outdoor space for relaxation or entertaining guests in the summer months.

Furthermore, there is side access, an integral garage and ample off street parking for two cars to the front.

This lovely residence combines spacious living, further potential, off street parking and a magnificent rear garden in a prime location, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the opportunity to make this remarkable house your new home.

### Situation

Arundel Road is one of the most sought after addresses situated in the increasingly popular Coombeside area, which is ideally located for Kingston, Norbiton & New Malden town centres with their wealth of shops, bars, restaurants and stations. Richmond Park with its many acres of open space and the Thames with its pleasant riverside walks are also close by. Most importantly the property is in the catchment area for some of the towns most highly regarded schools.

