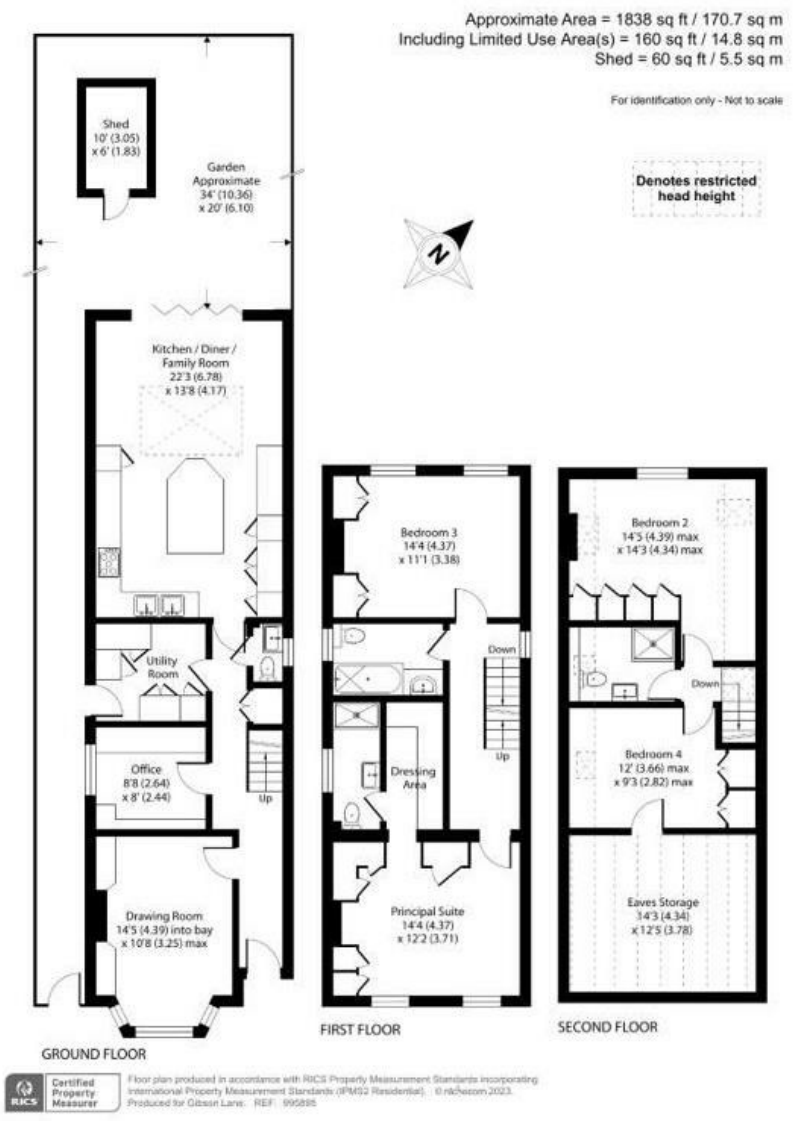
St. Albans Road

Kingston upon Thames KT2 5HH





gibson lane

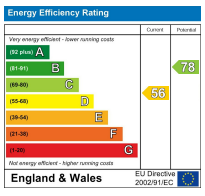
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

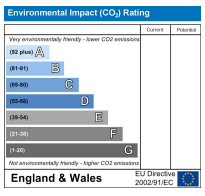
Ham Office
323 Richmond Road
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KT2 5QU
T: 020 8247 9444

www.albsonlane.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

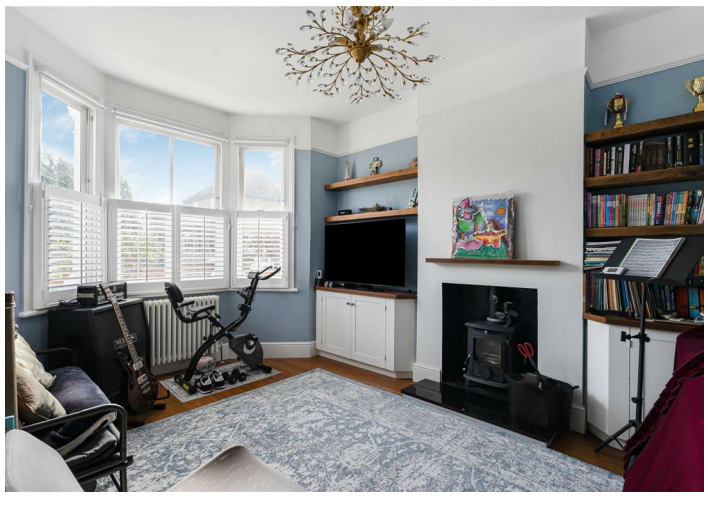




Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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
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Guide Price £1,475,000

- Victorian detached family home
- Presented to a very high standard
- Stunning 22' kitchen/diner/family room
- Loft conversion with large storage area
- Catchment area for excellent schools
- Premier North Kingston Road
- 4 large bedrooms & 3 bath/shower rooms
- Principle suite with dressing room & shower
- Landscaped rear garden
- Council tax band G

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 striking detached Victorian villa on one of North Kingston's most sought-after roads, beautifully extended and refurbished to an exceptional standard. This impressive family home offers over 1,800 sq ft of stylish accommodation arranged across three floors, combining elegant period proportions with high-quality contemporary finishes.

The ground floor is designed for modern family living and entertaining, featuring an elegant reception hall, a charming drawing room with log burner, cloakroom, utility room, and a dedicated home office. The heart of the house is the spectacular 22-ft kitchen/dining/family room, fitted with high-end appliances and enhanced by a vaulted ceiling with skylight. Large bi-fold doors open onto a landscaped west-facing garden with stone terrace, perfect for outdoor dining.

Upstairs, the property offers four generous double bedrooms and three stylish bath/shower rooms. The first floor includes a superb principal suite with dressing room and contemporary en-suite shower room, alongside another spacious double bedroom overlooking the garden and a family bathroom. The top floor provides two further double bedrooms, a modern shower room, and excellent eaves storage.

The home is beautifully presented throughout, with high ceilings, large windows, and an abundance of natural light, creating a bright and welcoming atmosphere.

Ideally located on St Albans Road, this prime North Kingston address is moments from Canbury Gardens, the River Thames, and the open spaces of Richmond Park. Kingston upon Thames town centre and station are within approximately three-quarters of a mile, while the A3 road provides swift access to central London and the M25 motorway.

The area is particularly well regarded for schooling, including Latchmere School, Fern Hill Primary School, German School London, Tiffin School, and The Tiffin Girls' School.



Situation

Located in this premier North Kingston road within close proximity of Richmond Park and moments from Canbury Gardens and the River Thames, St Albans Road is an extremely sought after address. Kingston town centre with its array of shops, bars, restaurants and station is within three quarters of a mile distance. The A3, which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include Latchmere, Fernhill, the German School, Tiffin boys and girls. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private and public health clubs.



