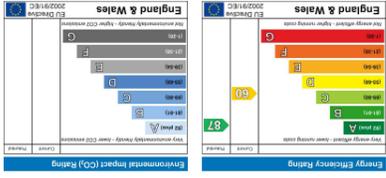


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Kingston upon Thames KT2 5JU



## Guide Price £900,000

- Halls Adjoining Semi Detached Family Home
- Three Bedrooms
- In Need of Complete Modernisation
- Potential to Extend (STNC)
- North Kingston Location
- South Facing Rear Garden
- Moments from Richmond Park
- 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

Nestled on the charming Bockhampton Road in Kingston Upon Thames, this delightful Victorian semi-detached family home presents a wonderful opportunity for those looking to create their dream residence. With its classic architecture and period features, this property boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time.

The house comprises three well-proportioned bedrooms, providing ample space for a growing family or for those who desire extra room for guests or a home office. The single bathroom, while functional, offers the chance for a new owner to modernise and personalise to their taste.

One of the standout features of this property is the south-facing garden, which promises plenty of sunlight throughout the day, making it an ideal spot for outdoor gatherings or simply relaxing in the fresh air. Additionally, there is significant potential to extend the property, subject to the necessary planning consent, allowing for further enhancement of the living space.

This home is in need of complete modernisation, offering a blank canvas for buyers to infuse their style and preferences. With its prime location in Kingston Upon Thames, residents will enjoy easy access to local amenities, schools, and transport links, making it a highly desirable area for families and professionals alike.

In summary, this Victorian semi-detached house on Bockhampton Road is a rare find, combining character, potential, and a fantastic location. It is an excellent opportunity for those looking to invest in a property that they can truly make their own.



## Situation

Bockhampton Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Kingston station giving direct access into Waterloo, the A3 which serves both London & the M25 & Kingston town centre with its array of shops, restaurants & bars. The standard of schooling in the immediate area is excellent within both the private and state sector.

