

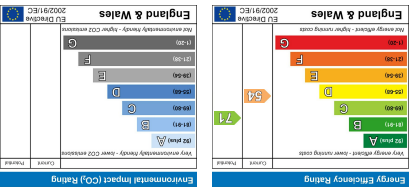


St. Albans Road
Kingston Upon Thames KT2 5HQ

Approximate Gross Internal Area 1917 sq ft - 179 sq m (Including Outbuilding)
Approximate Gross Internal Area 1824 sq ft - 170 sq m (Excluding Outbuilding)
Ground Floor Area 828 sq ft - 77 sq m
First Floor Area 576 sq ft - 54 sq m
Second Floor Area 420 sq ft - 39 sq m
Outbuilding Area 93 sq ft - 9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of 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.



Redress: We hold independent
address with Property Redress
or it can be found on our website.
certificate is available upon request.
Our Client Money Protection
Money Protection (CMP) Scheme.
members of the Propertymark Client
Client Money Protection: We are
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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.





Guide Price £1,750,000

- Detached Victorian Four Bedroom Family Home
- Beautifully Designed Interiors
- Extremely High Specification Finish
- Impressive 28ft Open Plan Kitchen/ Living/ Dining Room
- Wonderful South Facing 83ft Rear Garden
- Incredible Master Suite with Luxurious Bathroom
- One of North Kingston's Most Desirable Roads
- Close to Outstanding Schooling
- Moments from The River Thames & Richmond Park
- EPC Rating - 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

Positioned on the highly sought-after St. Albans Road in Kingston, this stunning detached Victorian home offers a perfect blend of classic charm and modern living with extremely generous accommodation spread over three levels. The property is also significantly wider than the standard detached Kingston villa and spans an impressive 19.5ft wide with a total accommodation approaching 2000ft.

Upon entering you are welcomed by an inviting hallway with downstairs WC and a lovely front reception room with large bay window complete with a log burner, built in cupboards & shelving plus shutter blinds.

The heart of the home is a vast open-plan kitchen/ living / dining room spanning an impressive 28ft x 19.5ft, providing an inviting space for family gatherings and entertaining guests. The kitchen boasts an incredible specification complete with top of the range appliances. The room features a beautiful vaulted ceiling with bi-folding doors and glass panels above creating a fantastic space with plenty of natural light flooding in.

The first floor contains three double bedrooms and a family bathroom. The top floor boasts a stunning master suite which houses a large double bedroom, dressing area and luxurious en suite bathroom with bath and separate walk in shower. Additionally there is ample storage.

One of the standout features of this residence is the remarkable 83ft deep rear garden, which faces South, ensuring plenty of sunlight throughout the day. This outdoor oasis includes a high spec studio and a storage shed, offering additional space for a home office/gym or storage needs.

This Victorian gem exudes character and warmth, situated in one of North Kingston's most desirable roads. With its impressive features and prime location, this property is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this exceptional home your own.

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,, the Kingston Academy and 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.

