Approximate Gross Internal Area 1055 sq ft - 98 sq m
Ground Floor Area 627 sq ft – 58 sq m
First Floor Area 428 sq ft – 40 sq m

gibson lane

Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
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www.gibsonlane.co.uk

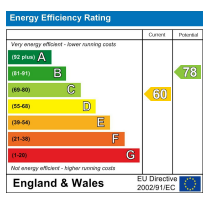
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

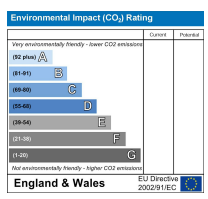
Redress: We hold independent redress with Property Redress

PINKPLAN

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.

gibson lane





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
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Guide Price £850,000

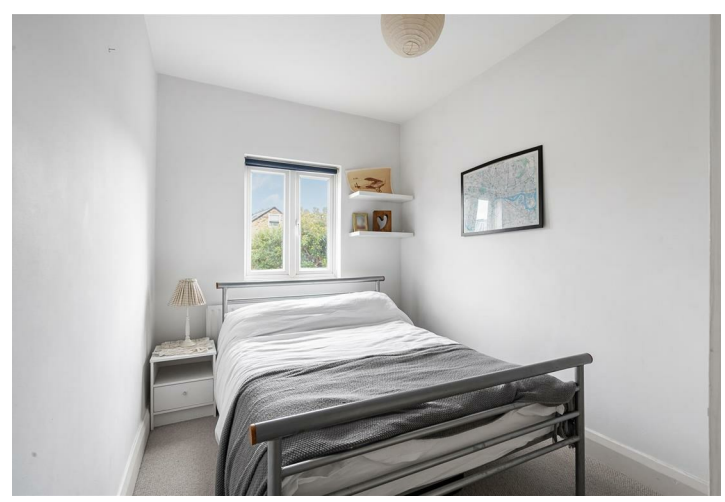
- Detached Victorian Villa
- Three Bedrooms
- Downstairs WC
- No Onward Chain
- Impressive open plan Kitchen/Diner
- Close to Transpor Links
- Well Presented Internally
- Potential to Extend into the Loft (STNC)
- EPC Rating -
- Council Tax Band - E

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

An attractive brick fronted detached victorian villa with accommodation in excess of 1050 sqft arranged over two floors.
The ground floor comprises of a delightful front reception room full of period charm with feature fireplace and stunning bay window, to the rear of the property it has had the benefit of a ground floor extension creating an impressive open plan Kitchen/Diner with bifold doors leading out onto a delighfully landscaped southerley aspect private rear garden and the added bonus of a downstairs WC under the stairs.
To the upper floor there are three double bedrooms and family bathroom.
The property also has extension potential into the loft (STNC) and is being sold with no onward chain.

Situation

Conveniently positioned between Richmond Park and the River Thames and moments from Kingston station, Elm road is an extremely sought after North Kingston address. Kingston town centre with its array of shops, leisure facilities, restaurants and bars is a short walk away. the A3 which serves both London & the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors.