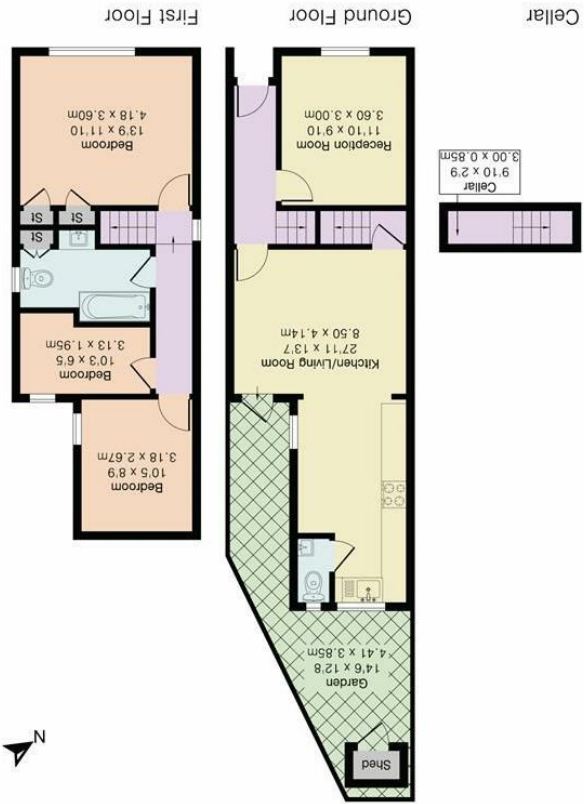


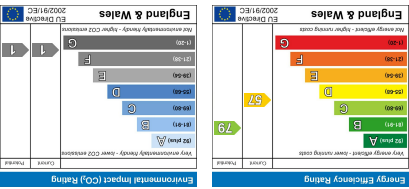


Elm Road  
Kingston Upon Thames KT2 6HP

Approximate Gross Internal Area 980 sq ft - 92 sq m  
Cellar Area 27 sq ft - 3 sq m  
Ground Floor Area 495 sq ft - 46 sq m  
First Floor Area 458 sq ft - 43 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 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.



**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.



**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.

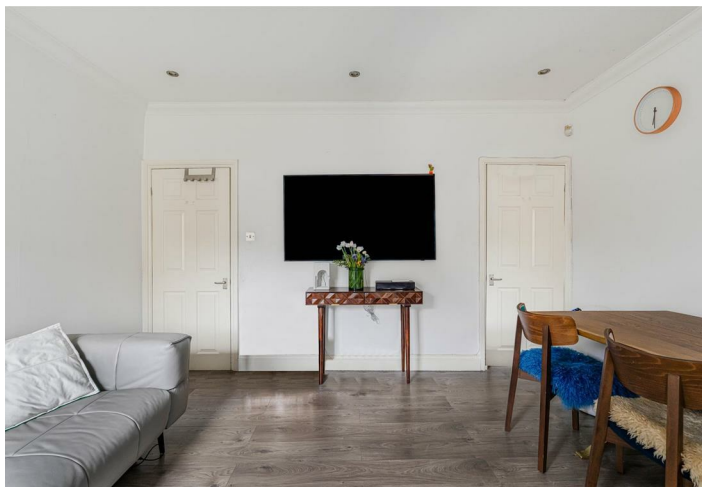
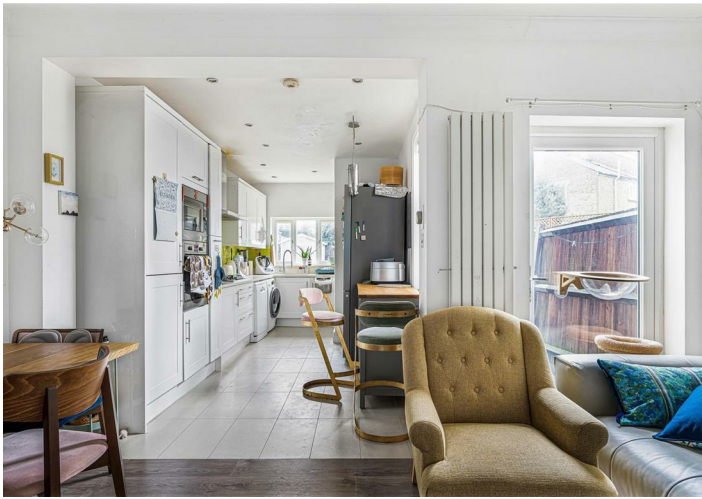
**Redress:** We hold independent redress with Property Redress

[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)

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Kingston upon Thames  
Surrey  
KT2 5QU  
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## Guide Price £775,000

- Detached Victorian House
- Two Reception Rooms
- Three Bedrooms
- Family Size Bathroom
- Fully Fitted Modern Kitchen
- Private Rear Garden
- Convenient for Town Centre
- North Kingston Location
- EPC Rating - D
- Council Tax Band - E

Tenure: Freehold  
Local Authority: Kingston upon Thames

For all other Material Information relating to this property, please contact our offices.

### Description

This delightful detached Victorian villa offers a perfect blend of classic elegance and modern convenience. Overlooking a picturesque park, the property boasts three bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a reception room currently used as a bedroom. The modern kitchen is thoughtfully designed, providing a functional space for culinary enthusiasts, while a convenient downstairs WC adds to the practicality of the home.

The location is particularly advantageous, with excellent transport links and the vibrant town centre just a stone's throw away. Residents can enjoy a variety of shops, restaurants, and local amenities, all within easy reach.

### Situation

Elm Road is situated in the popular North Kingston area and ideally positioned between Richmond Park & the River Thames. Within close proximity is Kingston town centre with its extensive range of shopping facilities and station with its direct link into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. The immediate area is well served by many highly regarded local schools.

