



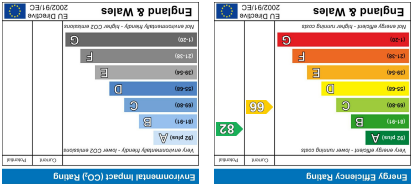
Upper Park Road
Kingston Upon Thames KT2 5LB

Approximate Gross Internal Area 2451 sq ft - 228 sq m (Including Garage & Outbuilding)
 Ground Floor Area 827 sq ft - 77 sq m
 First Floor Area 888 sq ft - 83 sq m
 Second Floor Area 333 sq ft - 31 sq m
 Garage Area 107 sq ft - 10 sq m
 Outbuilding Area 296 sq ft - 27 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.

PINK PLAN



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.

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Guide Price £1,850,000

- Detached Family Home
- No Onward Chain
- Accommodation approaching 2500 sqft
- Five Bedrooms and Three Bathrooms
- Downstairs WC
- Garage and Off Street parking
- Large Outbuilding
- 79 ft Westerley Aspect Rear Garden
- EPC Rating - D
- Council Tax Band - F

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 in the desirable area of Upper Park Road, Kingston Upon Thames, this charming detached family home, built between 1930 and 1939, offers an impressive living space of approximately 2500 square feet. With five well-proportioned bedrooms, this property is perfect for families seeking both comfort and style.

Upon entering, you are greeted by two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The heart of the home is the open-plan kitchen diner, which provides a modern and spacious area for cooking and dining, fostering a warm and welcoming atmosphere.

The property boasts three bath/shower rooms and a convenient downstairs WC, ensuring ample facilities for family and guests alike. The westerly aspect rear garden is a delightful feature, providing a sunlit outdoor space perfect for relaxation or play. Additionally, the large outbuilding offers versatile options for use, whether as a workshop, studio, or extra storage.

For those with vehicles, the property includes a garage and off-street parking, adding to the convenience of this lovely home. With no onward chain, this residence is ready for you to move in and make it your own.

This delightful home in Kingston Upon Thames combines period charm with modern living, making it an excellent choice for families looking to settle in a vibrant community. Don't miss the opportunity to view this exceptional property.

Situation

Located in this enviable position moments from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits Upper Park Road is an extremely sought after address. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London & the M25, additionally, Kingston town centre, with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the area is excellent in state and private sectors, including Latchmere and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.

