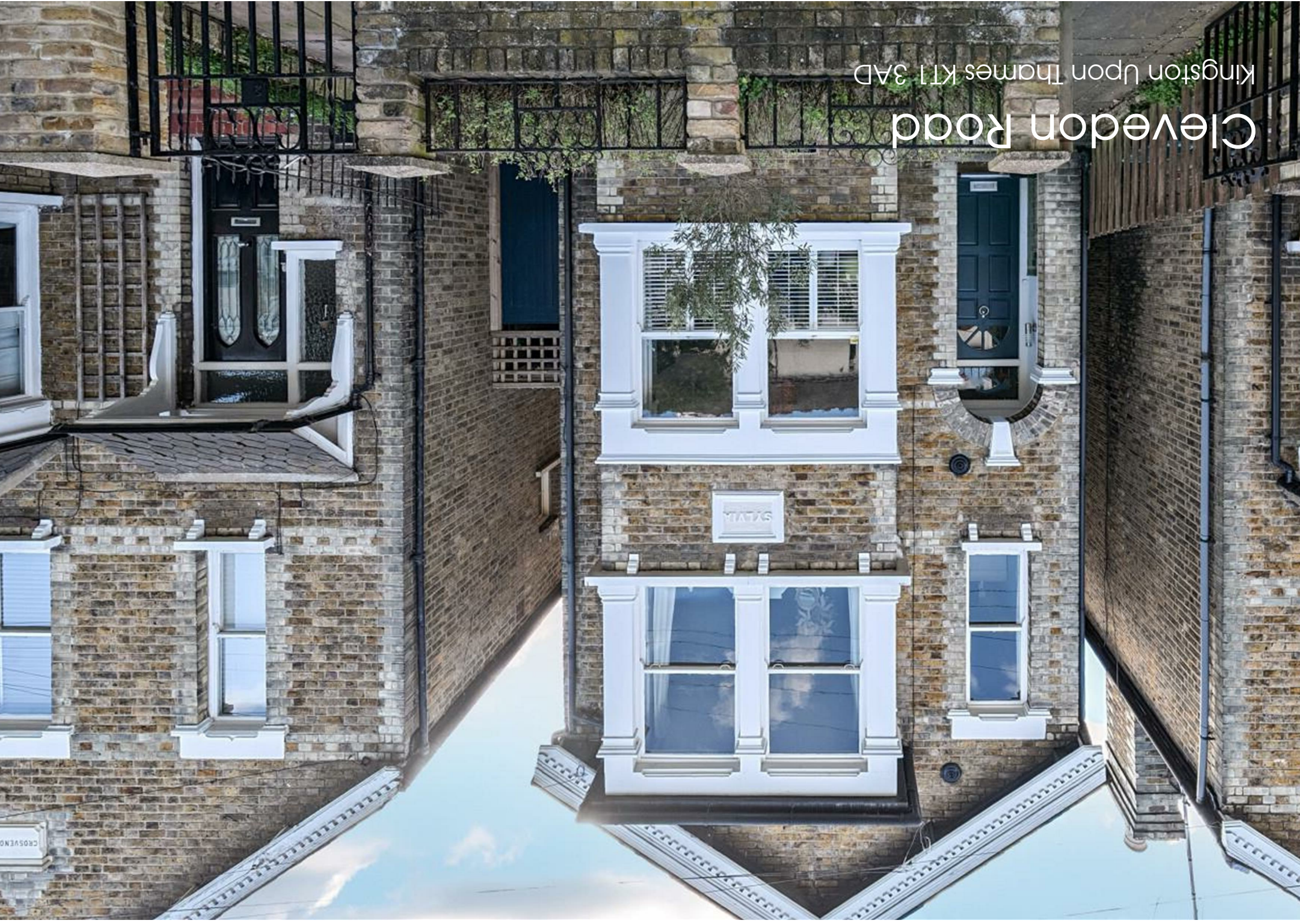
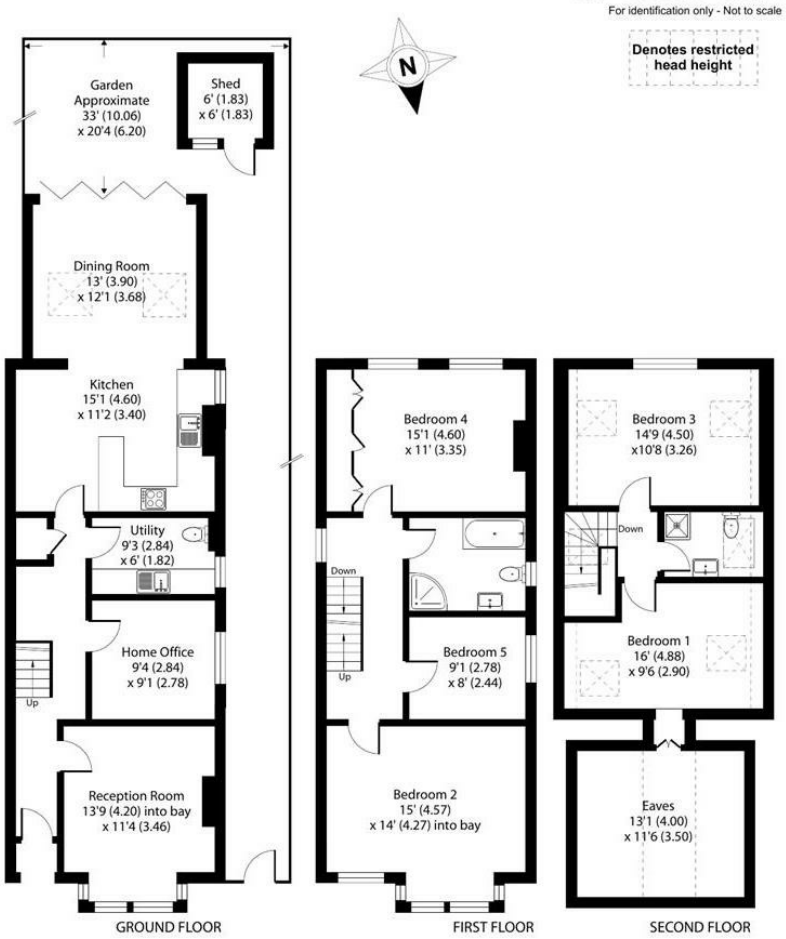


Cleveden Road

Kingston Upon Thames KT1 3AD

Approximate Area = 1818 sq ft / 168.8 sq m
Including Limited Use Area(s) = 173 sq ft / 16 sq m
Shed = 35 sq ft / 3.2 sq m
Total = 2026 sq ft / 188 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Gibson Lane. REF: 1277815

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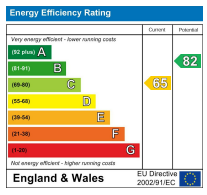
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

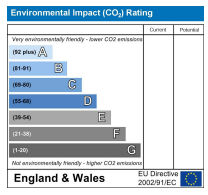
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

www.albsonlane.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





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 £1,200,000

- Detached Period Home
- Five Spacious Bedrooms
- Open Plan Kitchen / Dining / Living Room
- Southerly Aspect Rear Garden
- Two Bathrooms plus Downstairs WC
- Utility Room
- Sought After Location
- Moments from Norbiton Station
- EPC Rating - D
- Council Tax Banding - 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

This beautiful period detached home offers a perfect blend of classic elegance and modern living. With an impressive extension into both the loft and ground floor, this substantial residence boasts approximately 2000 square feet of spacious accommodation, making it an ideal choice for families seeking comfort and style.

The spacious ground floor provides a welcoming hallway, front reception room with fireplace and square bay window, home office, utility room with WC, and an excellent open plan kitchen / dining / living room spanning an impressive 23ft deep, with bi-folding doors to the rear opening up onto the beautifully landscaped rear garden with faces South.

The first floor provides two superb double bedrooms, a modern family bathroom and an additional bedroom. The top floor offers a further two double bedrooms and a shower room.

Additionally, there is ample eaves storage, side access and a garden shed ideal for storage.

This detached house not only provides generous living space but also retains the charm and character associated with period properties. With its blend of space, style, and the lovely Southerly aspect rear garden, this home is sure to impress. Call us now to arrange your viewing!



Situation

Clevedon Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. Kingston Town Centre with its extensive range of shops, bars and restaurants is a short walk. 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 sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.



