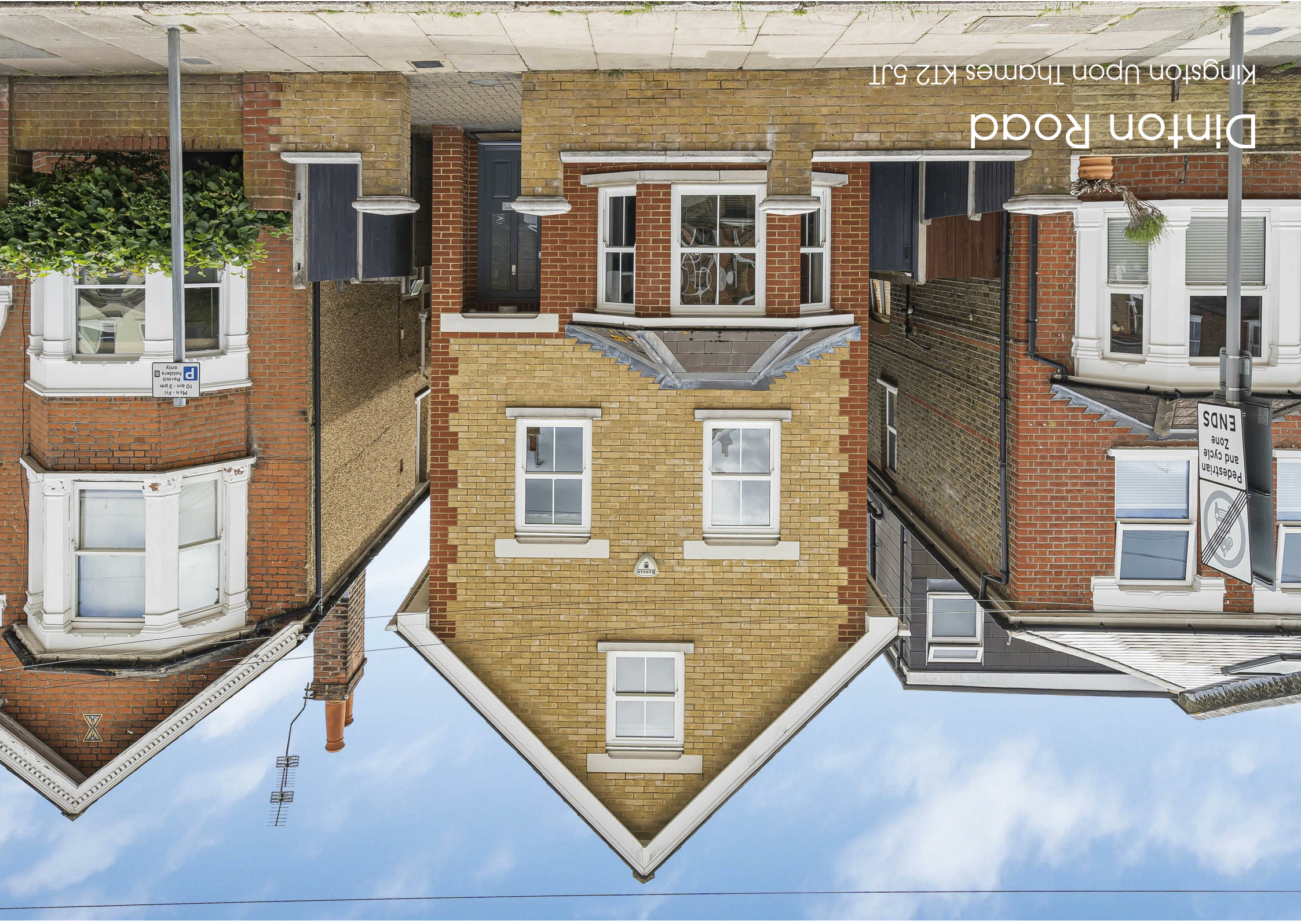
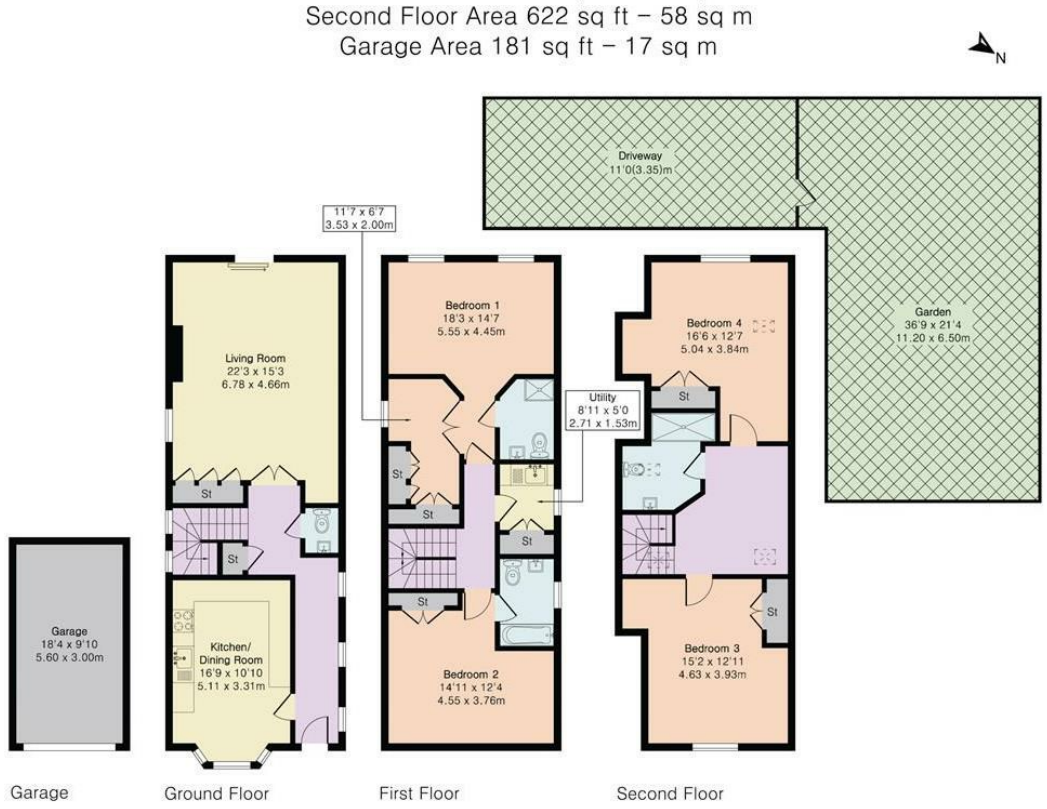
Dinton Road

Kingston Upon Thames KT2 5JT



Approximate Gross Internal Area 2171 sq ft - 202 sq m
(Including Garage)
Ground Floor Area 689 sq ft – 64 sq m
First Floor Area 679 sq ft – 63 sq m
Second Floor Area 622 sq ft – 58 sq m
Garage Area 181 sq ft – 17 sq m



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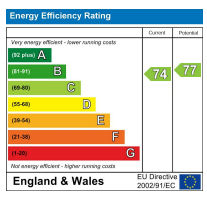
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

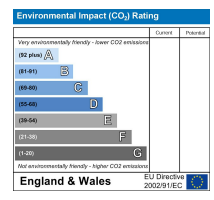
Redress: We hold independent redress with Property Redress

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

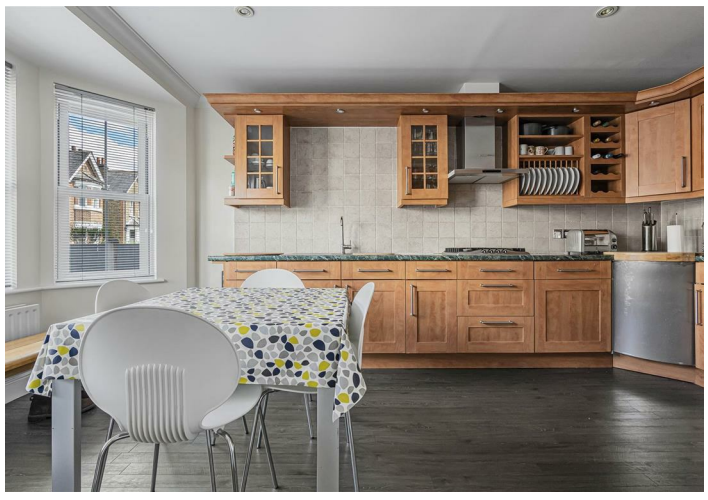




Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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
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Guide Price £1,395,000

- Detached Home Built in 2001
- Four Impressive Double Bedrooms
- Ample Off Street Parking
- Incredible South West Facing Rear Garden
- Garage
- Principle Bedroom with En-Suite & Dressing Room
- Three Bathrooms
- Excellent Internal Specification
- Moments from Richmond Park
- Close to Outstanding Schools

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 exceptional four-bedroom detached family residence combines elegant proportions with contemporary living in one of the area's most desirable settings.
The property was newly built in 2001 to an exceptional specification and therefore benefits from a superb layout naturally built across three floors with generous accommodation in excess of 2000sqft (including garage). The ground floor consists of a kitchen/dining room, downstairs WC and the heart of the home, beautifully appointed living and entertaining spaces, perfectly balancing sophistication and practicality. This vast space leads out through sliding glass doors onto an outstanding south-westly aspect garden providing a private oasis, enjoying sunshine throughout the day and offering the ideal setting for al fresco dining, family gatherings, and outdoor relaxation.
Additionally there is a separate garage and off street parking for two vehicles.
The upper floors boast four generously sized double bedrooms, including a luxurious principal suite featuring a stylish en-suite bathroom and an impressive walk-in dressing room. The three additional double bedrooms are complemented by two further contemporary bathrooms, ensuring ample space and convenience for family living. There is also a utility room on the first floor which is extremely convenient.
Perfectly positioned within easy reach of Kingston's vibrant town centre, residents can enjoy an exceptional selection of boutiques, cafés, restaurants, The River Thames and the picturesque Richmond Park. The area is renowned for its outstanding schools, beautiful green spaces, and excellent transport links into central London.
Offering an enviable combination of space, style, and location, this outstanding home presents a rare opportunity to acquire a truly exceptional family residence in a fantastic location.



Situation

Dinton Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. It is close to the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short walk away. The standard of schooling in the immediate area is excellent within both the state and private sector.



