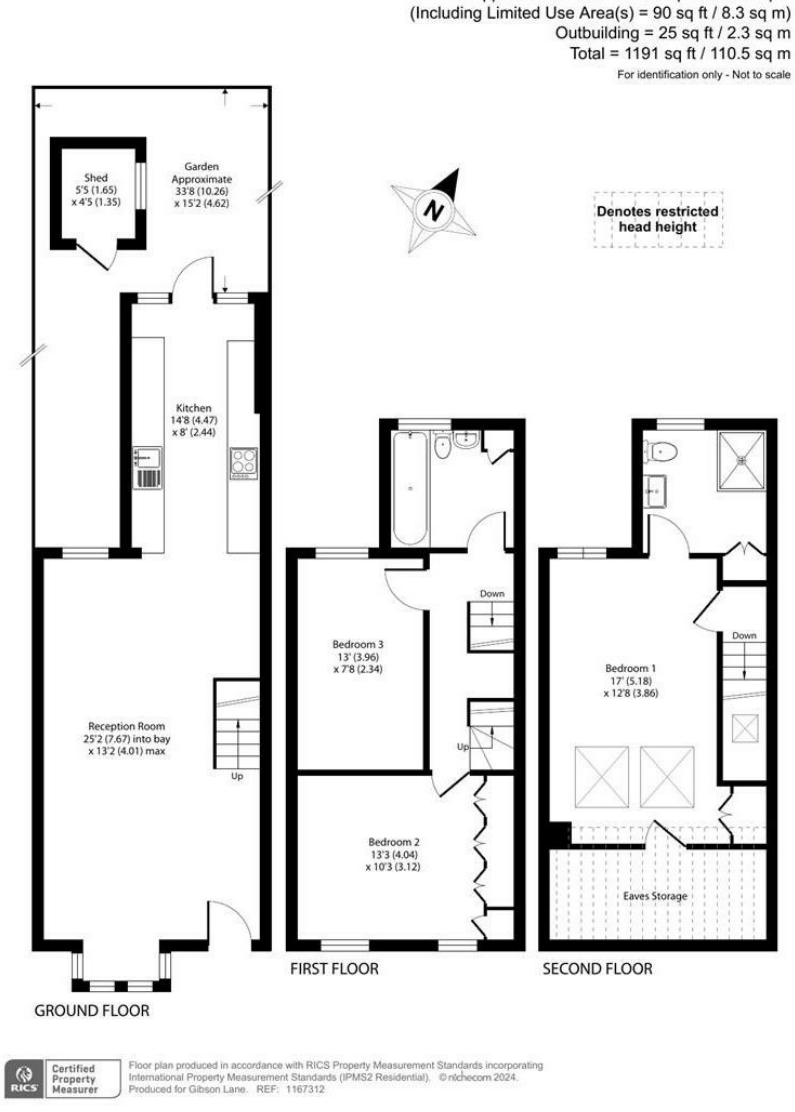


Approximate Area = 1166 sq ft / 108.3 sq m
(Including Limited Use Area(s) = 90 sq ft / 8.3 sq m)
Outbuilding = 25 sq ft / 2.3 sq m
Total = 1191 sq ft / 110.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1167312

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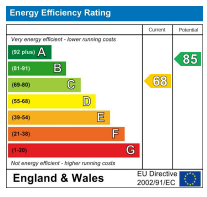
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

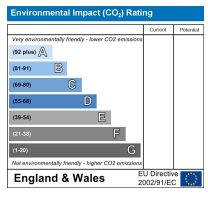
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

www.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





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.









Guide Price £885,000

- Mid Terrace Victorian House with No onward chain
- Three Double Bedrooms
- Immaculately Presented Internally
- Two Bathrooms
- Modern Kitchen
- 25ft Living/Dining Room
- Delightfully landscaped Rear Garden
- Moments From Richmond Park
- EPC Rating - D
- Council Tax Band - D

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 exceptional Victorian family home, beautifully presented throughout and positioned on one of Kingston's most sought-after roads, just moments from the magnificent open spaces of Richmond Park.

Offering over 1,100sqft of wonderfully appointed accommodation arranged across three floors, this elegant mid-terrace home effortlessly combines period charm with contemporary style.

The ground floor is centred around a stunning 25ft open-plan living and dining space, creating an impressive setting for both everyday family life and entertaining. This flows seamlessly through to a sleek, modern fully fitted kitchen, where patio doors open directly onto a beautifully landscaped rear garden — a delightful private retreat for relaxing and al fresco dining.

Upstairs, the first floor offers two generously proportioned double bedrooms alongside a stylish family bathroom. The top floor is dedicated to an impressive principal bedroom suite, providing a wonderful sense of privacy and featuring a contemporary en-suite shower room.

With its generous proportions, immaculate presentation and highly desirable location, this is a wonderful opportunity to acquire a truly special family home close to Richmond Park and all that Kingston has to offer.

Further enhancing its appeal, the property is offered to the market with no onward chain. Viewings are highly recommended to fully appreciate the quality, space and lifestyle on offer.



Situation

Kings 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 Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.



