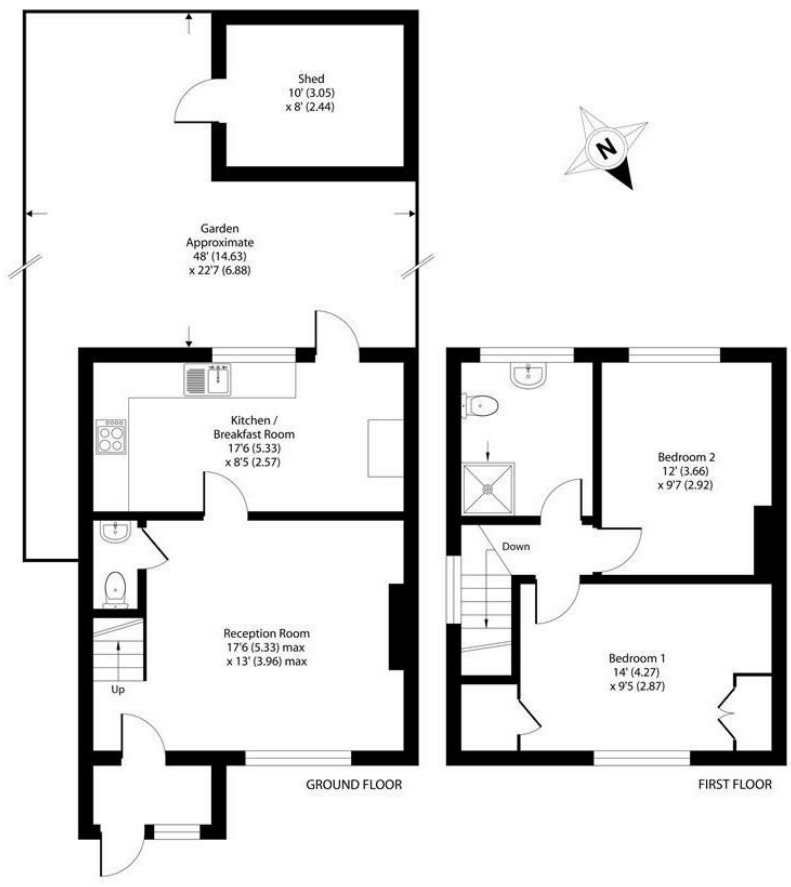


Porchester Road

Kingston Upon Thames KT1 3PS

Approximate Area = 795 sq ft / 73.8 sq m
Outbuilding = 80 sq ft / 7.4 sq m
Total = 875 sq ft / 81.2 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Gibson Lane. REF: 659425

gibson lane

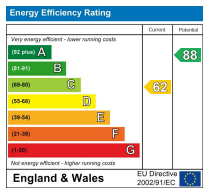
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

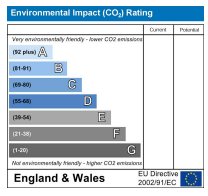
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

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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Offers In Excess Of £550,000

- CHAIN FREE - Attractive Semi-Detached Home
- Two Spacious Bedrooms
- Fully Fitted Modern Kitchen
- Large South Facing Garden
- Outbuilding Great For Home Office Use
- Presented Exceptionally
- Off Street Parking
- Close to Norbiton Station
- 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

Gibson Lane proudly present to the market an attractive two bedroom semi detached home, situated in this sought after road within close proximity to both Kingston and Norbiton. The house is presented to an exceptional standard internally and features well balanced accommodation containing two double bedrooms, modern bathroom, fitted kitchen / dining room, downstairs WC and delightful front reception room. Outside there is a large South facing rear garden complete with outbuilding ideal for a home office, plus off street parking to the front.
Situated within close proximity to Norbiton Village with its array of cafes and shops and Norbiton train station which offers an excellent service to London Waterloo.
This property is being sold CHAIN FREE.
Viewings are highly recommended to see what this lovely property has to offer.



Situation

Porchester 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. The A3 which serves both London and the M25 is easily accessible by car. Kingston Town Center with superb shopping facilities, restaurants, bars and the River Thames is just a short walk away. Richmond Park with its several thousand acres of delightful parkland is also close by. 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.



