



Bearfield Road
Kingston Upon Thames KT2 5ET

gibson lane

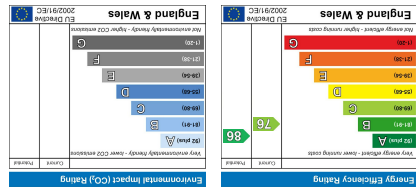
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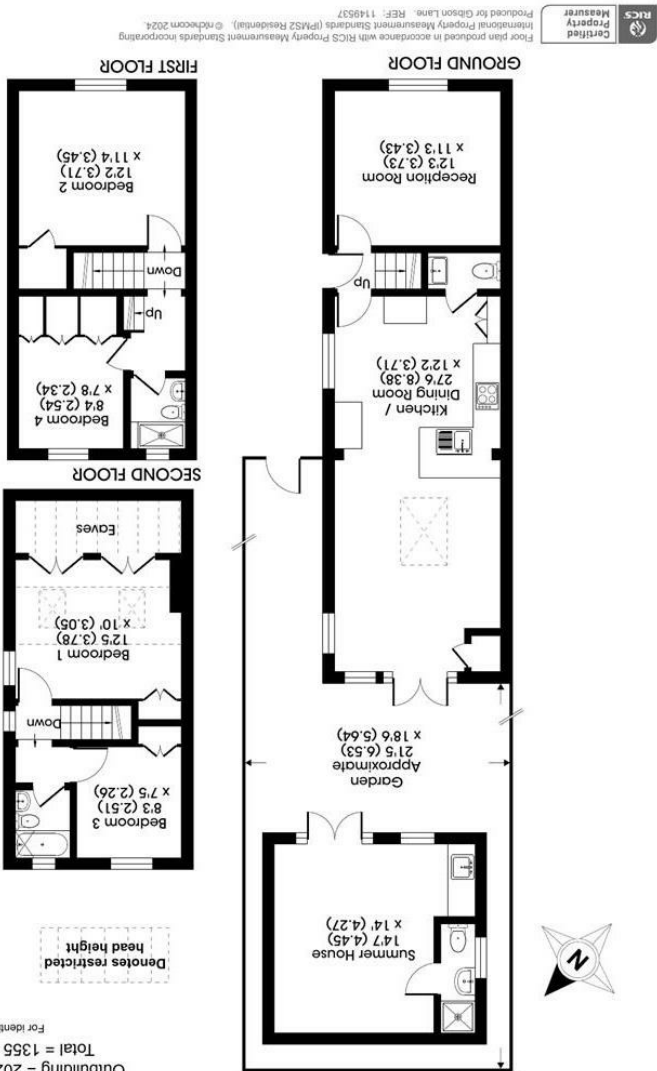
www.gibsonlane.co.uk

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



Approximate Area = 1026 sq ft / 95.3 sq m
Including Limited Use Area(s) = 127 sq ft / 11.7 sq m
Outbuilding = 202 sq ft / 18.7 sq m
Total = 1355 sq ft / 125.8 sq m
For identification only - Not to scale



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 £895,000

- Victorian End of Terrace House
- Four Bedrooms/Two Bathrooms
- Secondary River Road
- Downtairs WC
- Well Presented Internally

Tenure: Freehold

Local Authority: Kingston Upon Thames

- Outbuilding with shower room
- Open Plan Kitchen/Diner
- Under floor heating throughout the ground floor
- EPC Rating - C
- Council Tax Band - D

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Welcome to Bearfield Road, A Victorian End of terrace house with accommodation in excess of 1350 sq ft arranged over three floors, which has been sympathetically extended over the years to create a wonderful family home.

The ground floor complete with underfloor heating over three zones. comprises front reception room, downstairs WC and modern open plan kitchen/diner with patio doors leading out onto a delightfully landscaped rear garden and impressive outbuilding complete with shower/WC room and kitchenette. The upper floors have two bedrooms and shower room on the first floor and two further bedrooms and bathroom in the loft.

Viewings are highly recommended to appreciate what this property has to offer situated on this secondary river road in North Kingston.

Situation

Bearfield Road is one of the sought after secondary river roads located in the popular North Kingston area, which is conveniently situated for Kingston town centre and station. Richmond Park with its many acres of open space is close by and the Thames with its pleasant riverside walks is moments away. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include Latchmere, Fern Hill, The German School and Tiffin boys & girls.

