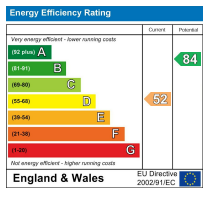
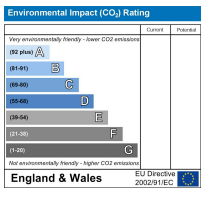
Approximate Area = 1198 sq ft / 111.3 sq m
Including Limited Use Area(s) = 81 sq ft / 7.5 sq m
For identification only - Not to scale

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
Produced for Gibson Lane. REF: 737407

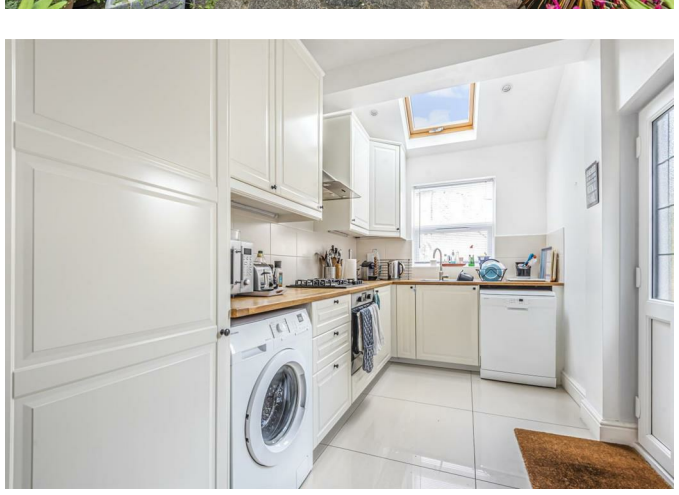
gibson lane
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444





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
arla | propertymark PROTECTED



Somerset Road

Kingston Upon Thames KT1 3EA

Guide Price £725,000

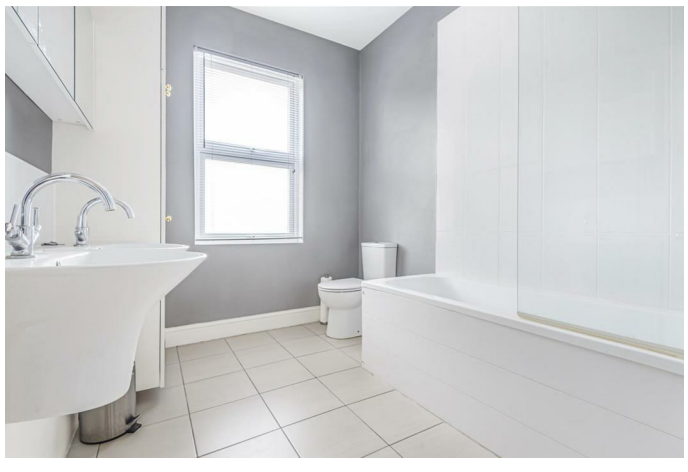
A stunning Victorian semi detached home with three double bedrooms and a south facing garden providing accommodation approaching 1200 sq ft and potential to expand further (subject to necessary consent).

Description

An attractive three bedroom Victorian semi detached house with accommodation approaching 1200 sq ft arranged over three floors. The property has been extended over the years to create a well balanced layout perfect for family living. The ground floor comprises a stunning front reception room with feature fireplace and bay window, middle dining room with additional feature fireplace which opens onto a modern kitchen with lovely skylight allowing plenty of natural light to enter the room. The first floor offers two double bedrooms and a modern shared bathroom. The second floor provides a stunning master bedroom with en-suite bathroom and a separate study area. Externally there is a private landscaped rear garden. There is also scope to expand on the ground floor (subject to necessary consent).

Situation

Somerset Road is a popular residential street ideally situated for Kingston town centre with its extensive range of shops, bars, restaurants and station offering a direct service into Waterloo. The A3 which serves both London and the M25 is a short distance away and the standard of schooling in the immediate area is excellent within both the private and public sectors. The property is moments away from Fairfield Park with its acres of open space.



Tenure: Freehold
Local Authority: Kingston Upon Thames