Shortlands Road

Kingston upon Thames KT2 6HD

Approximate Area = 1145 sq ft / 106.4 sq m
Outbuilding = 89 sq ft / 8.2 sq m
Total = 1234 sq ft / 114.6 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 2024. Produced for Gibson Lane. REF: 1109217

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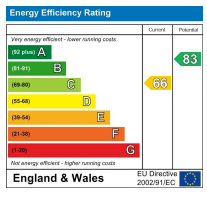
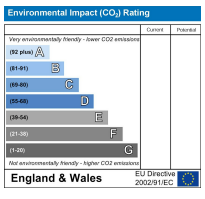
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





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 £900,000

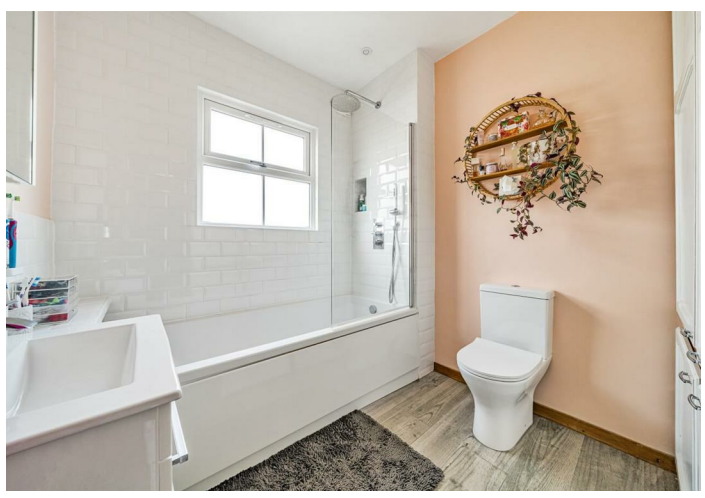
- Victorian Semi Detached House
- Four Bedrooms
- Well Presented Internally
- North Kingston Location
- Potential to Extend (STNC)
- Ensuite Shower Room
- Close to Transport Links
- EPC Rating - D
- Counci Tax Band - E

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

A delightful brick fronted Victorian semi detached family home with accommodation approaching 1150 sq ft arranged over three floors. The ground floor layout comprises of bright and airy front reception room with feature fireplace and beautiful bay window, dining room with stunning original wood flooring and sash window, leading onto a modern fully fitted kitchen with stone work tops and home office/ breakfast room with patio doors opening out onto a patio garden with shed. To the upper floors there are two double bedrooms and bathroom on the first floor and two additional bedrooms and ensuite shower in the loft. There is still potential to extend on the ground floor (STNC)

Situation

Shortlands Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, the River Thames and Kingston and Norbiton stations giving direct access into London 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.