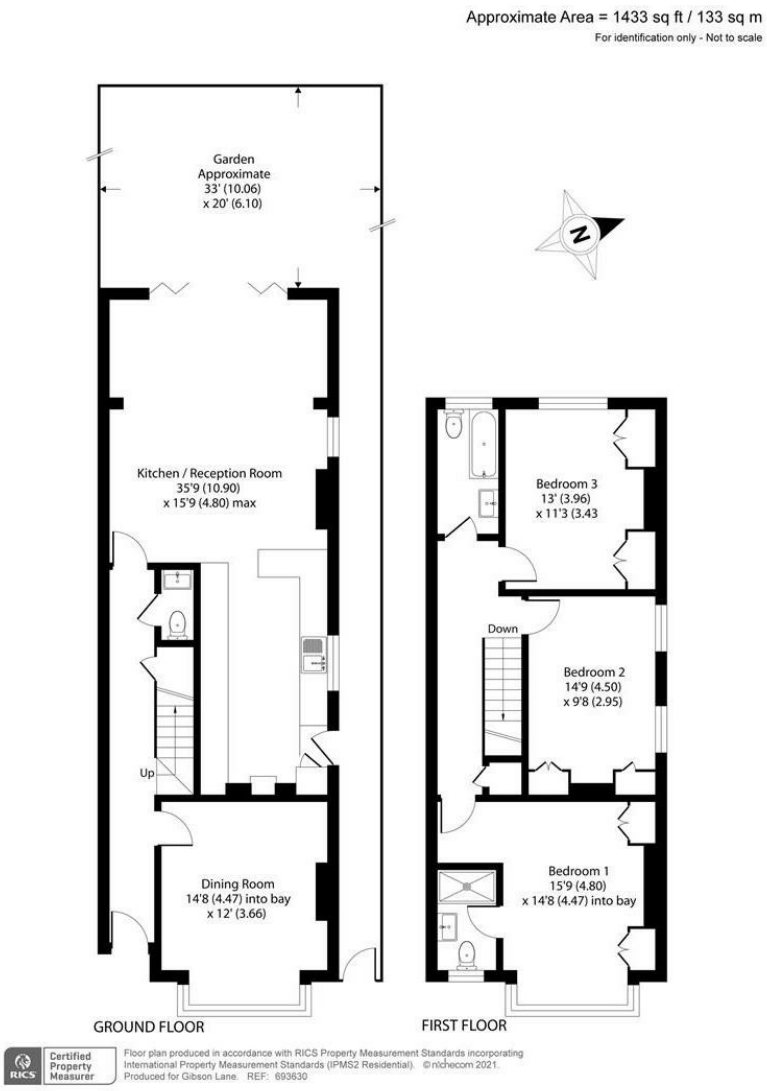


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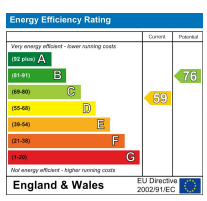


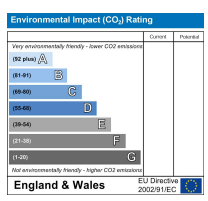


**Important Information**
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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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# Cobham Road

Kingston Upon Thames KT1 3AF

## Asking Price £900,000

An elegant double bay fronted three bedroom semi-detached Victorian residence situated on this popular road moments from Norbiton Station.

## Description

An elegant double bay fronted semi-detached Victorian residence with spacious accommodation approaching 1500sqft. Internally the house is presented to an exceptional standard having been recently renovated and extended. The ground floor comprises of a front reception room with feature fire place, downstairs WC, open plan modern fitted kitchen / dining / reception room spanning an impressive 36ft, ideal for entertaining and family living, with bi-folding doors leading directly onto a delightfully landscaped west facing rear garden. The upper floor provides a stunning master bedroom with square bay window accompanied with en-suite bathroom, two further double bedrooms and an additional luxurious family bathroom. Further benefits include brand new integrated appliances, wooden flooring and double glazed windows throughout. There is also potential to extend into the loft (STNC.)

## Situation

Cobham 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. Kingston Town Centre with its extensive range of shops, bars and restaurants is a short walk. The A3 which serves both London and the M25 is easily accessible by car. 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.

**Tenure:** Freehold
**Local Authority:** Kingston Upon Thames