

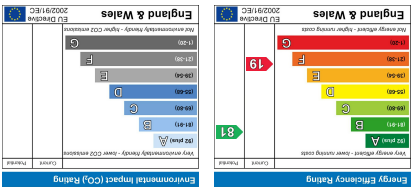


Shortlands Road
Kingston Upon Thames KT2 6HE

Approximate Gross Internal Area 1058 sq ft - 98 sq m
Ground Floor Area 532 sq ft - 49 sq m
First Floor Area 526 sq ft - 49 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



www.gibsonlane.co.uk
T: 020 8247 9444
KT2 5DU
Surrey
Kingston upon Thames
323 Richmond Road
Ham Office

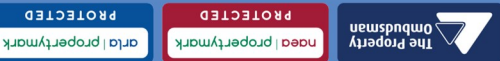


Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

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.





Guide Price £650,000

- Victorian Semi-Detached Home
- In Need of Modernisation
- Huge Scope for Expansion (STNC)
- Approx. 50ft South Facing Rear Garden
- Current Accommodation Approaching 1100sqft

Tenure: Freehold
Local Authority: Kingston upon Thames

- Three Bedrooms
- Excellent Location
- Moments from Richmond Park
- EPC Rating - G
- Council Tac Banding - TBC

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

Description

This delightful Victorian semi-detached house presents a wonderful opportunity for those looking to create their dream home. With its classic architecture and spacious layout there is an excellent shell for a buyer to put their own stamp on this wonderful home. Situated on the extremely sought after, top section of Shortlands Road, moments from Richmond Park., this property offers a buyer enormous potential to expand and modernise to include a ground floor extension and loft conversion to create an impressive family home, all subject to necessary planning consents (STNC). There is also a wide side access, larger than most, on the left hand the side of the house which is perfect for bicycles, dustbins and storage, however also offers further scope for expansion (STNC). Additionally, the roof has been fully replaced recently and there is a dropped kerb.

One of the standout features of this property is the excellent rear garden, which faces South and measures approximately 50 feet, a rarity for the area.

Although the house is in need of modernisation, this is a fantastic opportunity to put your own stamp on a period property in a sought-after location. With a little vision and creativity, this house could be transformed into a stunning home, in an extremely sought after road in North Kingston, moments from Richmond Park. Don't miss the chance to explore the possibilities that await in this charming Victorian residence.

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 station giving direct access into 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.

