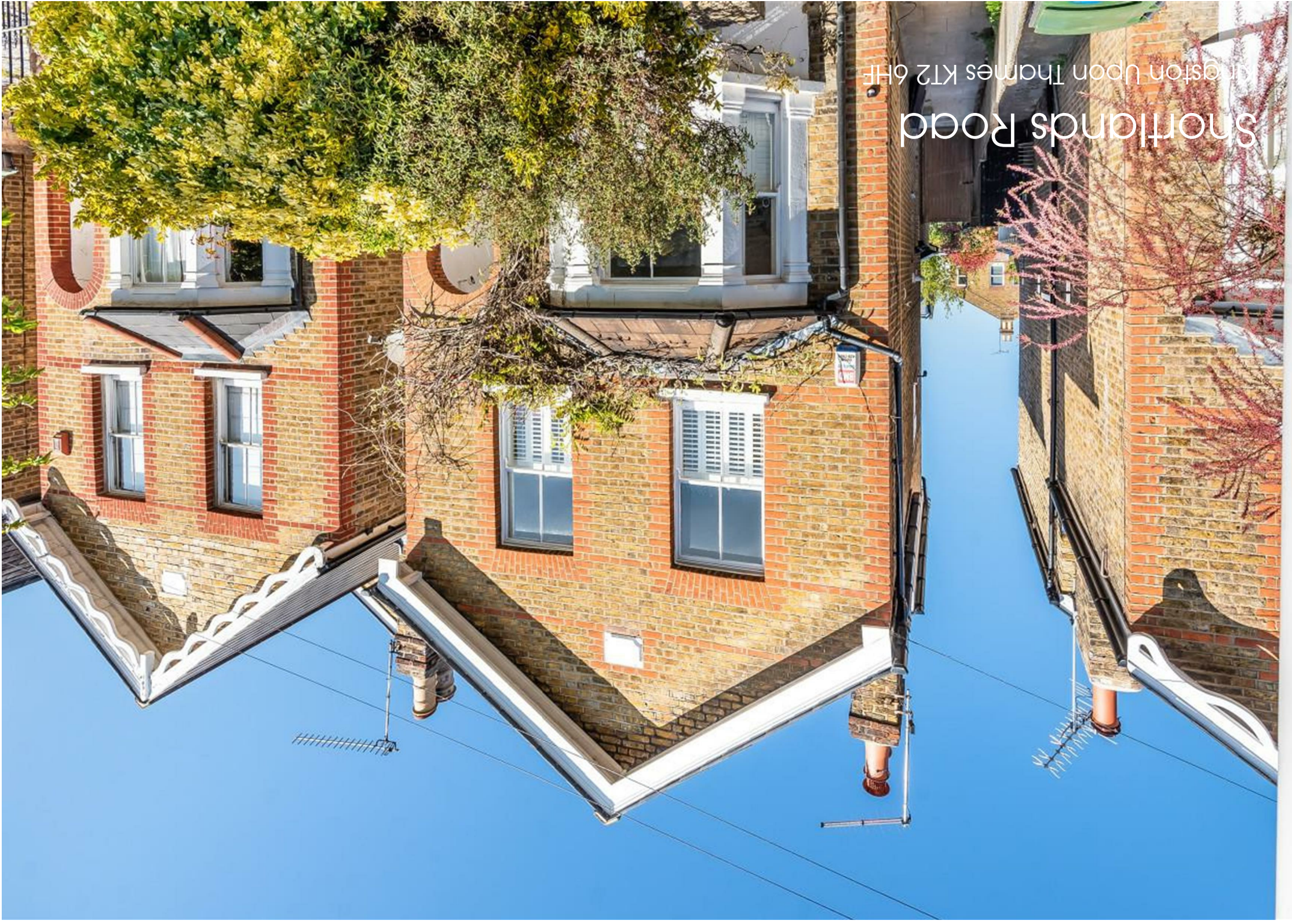

Shortlands Road

Kingston Upon Thames KT2 6HF

Approximate Area = 1563 sq ft / 145 sq m
Including Limited Use Area(s) = 180 sq ft / 17 sq m
Outbuilding = 206 sq ft / 19 sq m
Total = 1949 sq ft / 181 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 2021. Produced for Gibson Lane. REF: 716716

gibson lane

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KT2 5ED
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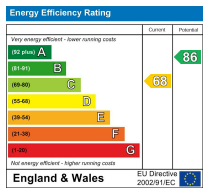

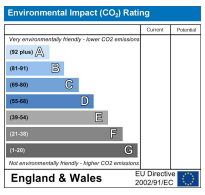

Important Information

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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Shortlands Road

Kingston Upon Thames KT2 6HF

Guide Price £1,250,000

A Stunning Detached Victorian villa presented to an exceptional standard situated on this sought after road in North Kingston

Description

A stunning detached Victorian villa, recently extended and modernised creating a terrific family home approaching 2000 sqft. The large ground floor footprint is ideal for family life and entertaining providing a front reception room with bay window complete with shutter blinds and gas fire, downstairs WC, separate utility room, understairs storage and a fantastic open plan kitchen/ dining room including high end integrated appliances, skylights throughout, underfloor heating and built in speakers spanning an impressive 28ft with bi-folding doors leading out onto raised decking into a perfectly landscaped garden. The first floor contains three good bedrooms and modern family bathroom. The top floor comprises a well-designed master bedroom with built in wardrobes and en-suite bathroom including separate bath and shower. Further benefits include a large outbuilding over 200sqft with aluminium glass double doors, perfect for a home office, plus an additional storage shed to the side. Properties of this size and specification in this highly sought after location are rarely available , we would thoroughly recommend an internal viewing to fully appreciate what this delightful home has to offer.

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.

Tenure: Freehold
Local Authority: Kingston Upon Thames