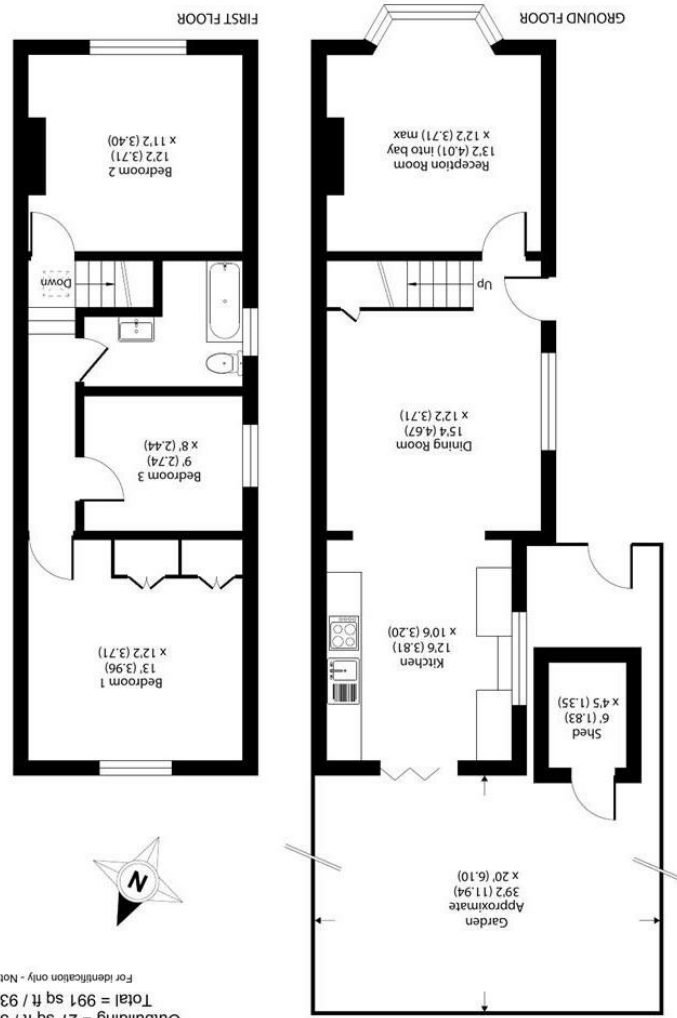


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Energy Efficiency Rating	Environment Impact (CO ₂) Rating
 A B C D E F G	 A B C D E F G

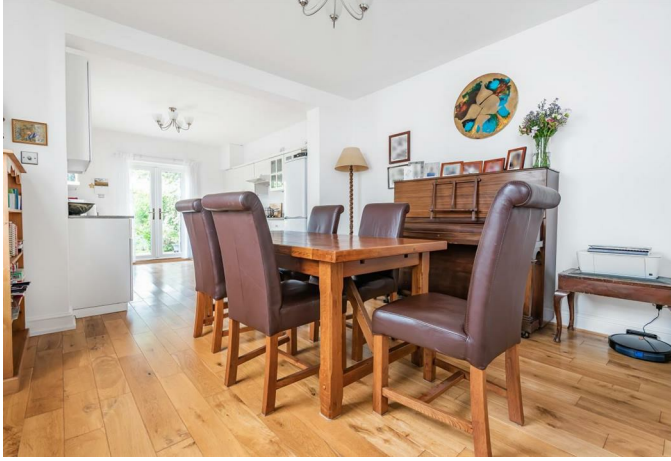


Approximate Area = 964 sq ft / 90 sq m
 Outbuilding = 27 sq ft / 3 sq m
 Total = 991 sq ft / 93 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 6ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



Shortlands Road
 Kingston Upon Thames KT2 6HF



Guide Price £950,000

- Detached Home
- Three Bedrooms
- Huge Potential to Extend (STNC)
- Beautifully Landscaped Garden
- North Kingston Location

- Close to Richmond Park
- EPC Rating - D
- council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive detached Victorian villa situated in this prime North Kingston location offering spacious accommodation approaching 1000sqft. There is tremendous potential to expand further, the plot is wider than most and there is huge scope to extend into the side return, at the rear and into the loft to create a substantial family home likely approaching 2000sqft (Subject to necessary consent). The ground floor provides a front reception room with shutter blinds and lovely feature fireplace and an impressive open plan kitchen/dining room spanning almost 30ft which leads out onto the immaculately landscaped rear garden. The first floor provides three bedrooms and a modern family bathroom. Viewings are highly recommended!

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.

