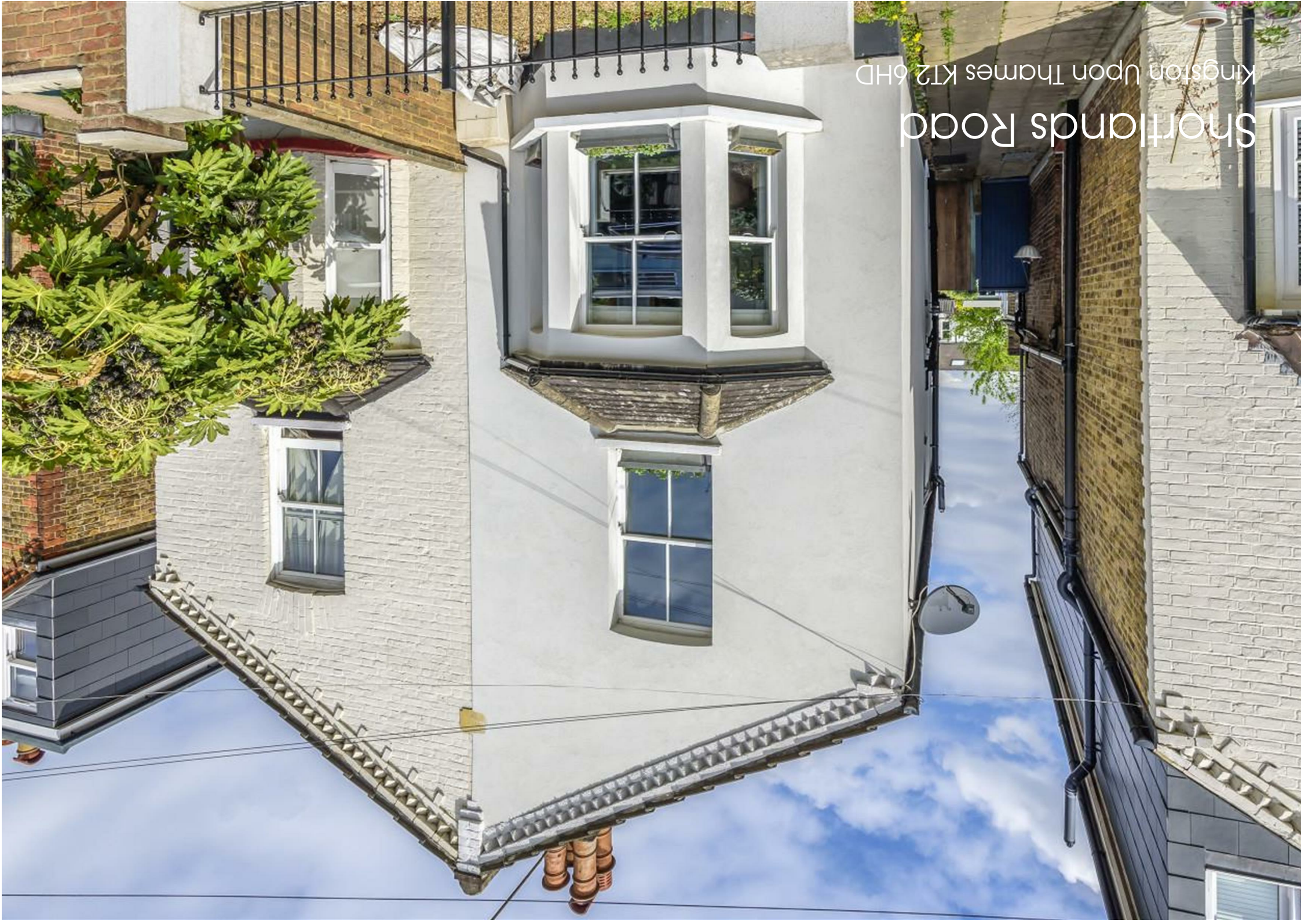

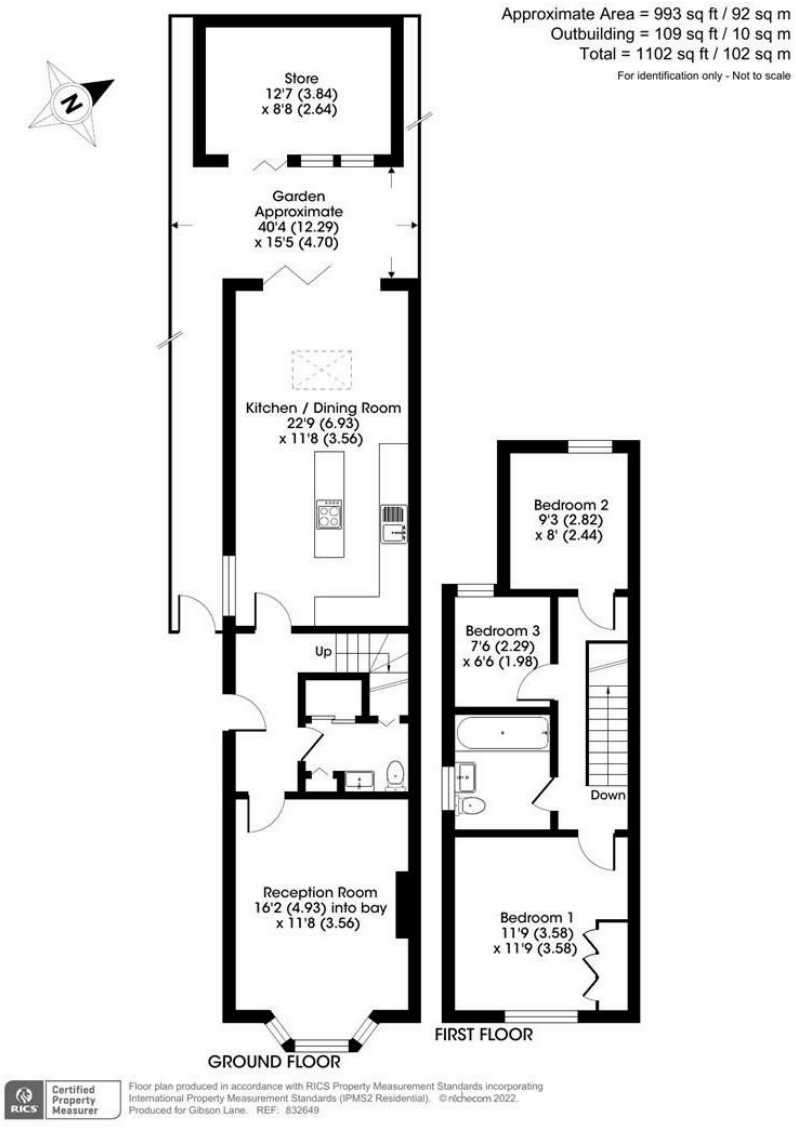

Approximate Area = 993 sq ft / 92 sq m
Outbuilding = 109 sq ft / 10 sq m
Total = 1102 sq ft / 102 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 832649

gibson lane

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Surrey
KT2 5ED
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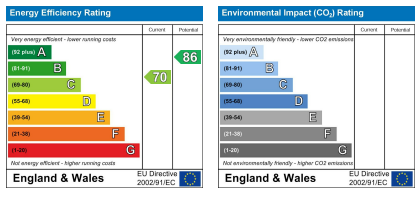
Tel: 020 8546 5444



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

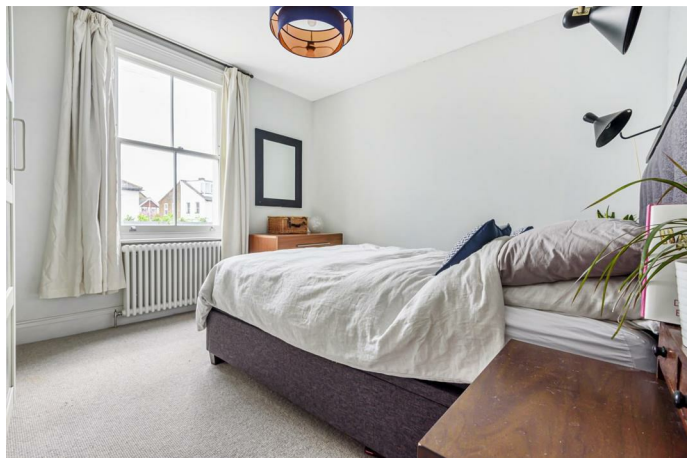
- Semi Detached House
- Three Bedrooms
- Potential to Extend (STNC)
- Stunning Kitchen/Diner
- Downstairs WC/Utility
- North Kingston Location
- EPC Rating - C
- Council Tax Band - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An immaculately presented Victorian semi detached house with potential to extend into the loft (STNC). The ground floor has been beautifully reconfigured over recent years creating a 16ft front reception room with fireplace, downstairs WC/ utility and stunning 23 ft fully fitted, modern open plan Kitchen/diner to the rear, with bifold doors leading directly onto a landscaped rear garden with outbuilding which has been insulated/ double glazed and also has power. To the upper floor there are three bedrooms and family bathroom.

Situation

Shortlands Road is a particularly sought after road in popular North Kingston moments from Richmond Park. The property is ideally situated for both Kingston and Norbiton stations 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 the private and state sectors and the area has an extensive range of leisure facilities.