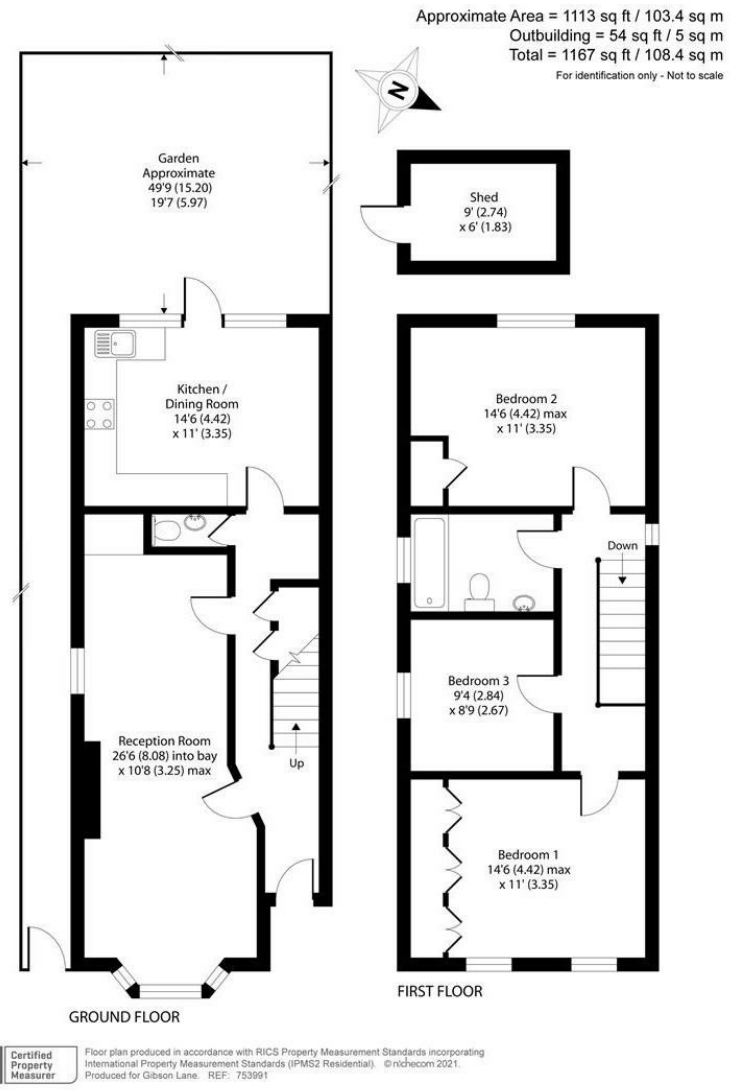
St. Georges Road

Kingston Upon Thames KT2 6DL



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: 753991

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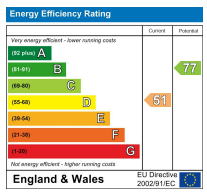

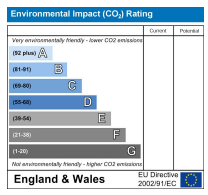

Important Information

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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Kingston Upon Thames KT2 6DL

Guide Price £1,000,000

An attractive detached Victorian villa situated in this sought after North Kingston location with generous accommodation in excess of 1100 square foot, presented to a good standard and chain free, and offering tremendous potential for further extension.

Description

An attractive detached Victorian villa with generous accommodation in excess of 1100 square foot, presented to a good standard and offering tremendous potential for further extension. The spacious ground floor is ideal for entertaining and enjoyment, 2 rooms have been knocked through to form a terrific 26'6 open planned space, the rear section of this room is ideal for working from home or as play area for the children and there is a cloakroom adjacent. The large modern fitted kitchen/diner at the rear of the home is fully equipped with a range of units and appliances, ample space for table and chairs and provides direct access to a mature and secluded west facing rear garden - larger than average and measuring almost 50'. To the upper floors the large landing gives access to 3 double bedrooms, the 2 larger bedrooms each measure approximately 150 square foot and the smallest almost 84 square foot, there is also a family bathroom. The property has tremendous potential to build a large ground floor extension and convert the loft (subject to consent) to add an additional 1/2 bedrooms and bath/shower room, these extensions could provide a total footprint of approximately 1800 square foot. In summary properties of this size and style with extension potential and chain free are rarely available, therefore we would thoroughly recommend a viewing appointment at your earliest convenience to avoid disappointment.

Situation

St. Georges Road is a sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. 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 sectors.

Tenure: Freehold
Local Authority: Kingston Upon Thames