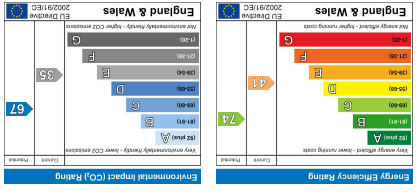


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



APPROX. GROSS INTERNAL FLOOR AREA 1131 SQ FT 105 SQ METRES (EXCLUDES OUTBUILDINGS & STORE)

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 6ED  
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 Tel: 020 8546 5444



Shortlands Road  
 Surrey KT2 6HE



## Shortlands Road

Surrey KT2 6HE

Guide Price £1,000,000

An impressive 3 bedroom detached Victorian villa with tremendous potential for extension and improvements situated in this sought after North Kingston Road and benefitting from a south facing garden and no onward chain.

### Description

An attractive detached Victorian villa situated in this prime North Kingston location offering spacious accommodation in excess of 1100sqft and tremendous potential to expand further on the ground floor and into the loft to create a substantial family home likely approaching 2000sqft (Subject to necessary consent). The ground floor provides a spacious double reception room spanning 23 ft with large bay window and feature fireplace and direct access to a sunny 40 ft south facing garden. There is also a fully fitted kitchen to the rear which flows into the dining area reaching an impressive 22 ft, this also has access to the garden via patio doors. The first floor provides three large double bedrooms, generous split level landing, modern family bathroom and a separate toilet. The property is being sold with no onward chain - Viewings are highly recommended!

### 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.

**Tenure:** Freehold  
**Local Authority:** Kingston Upon Thames

