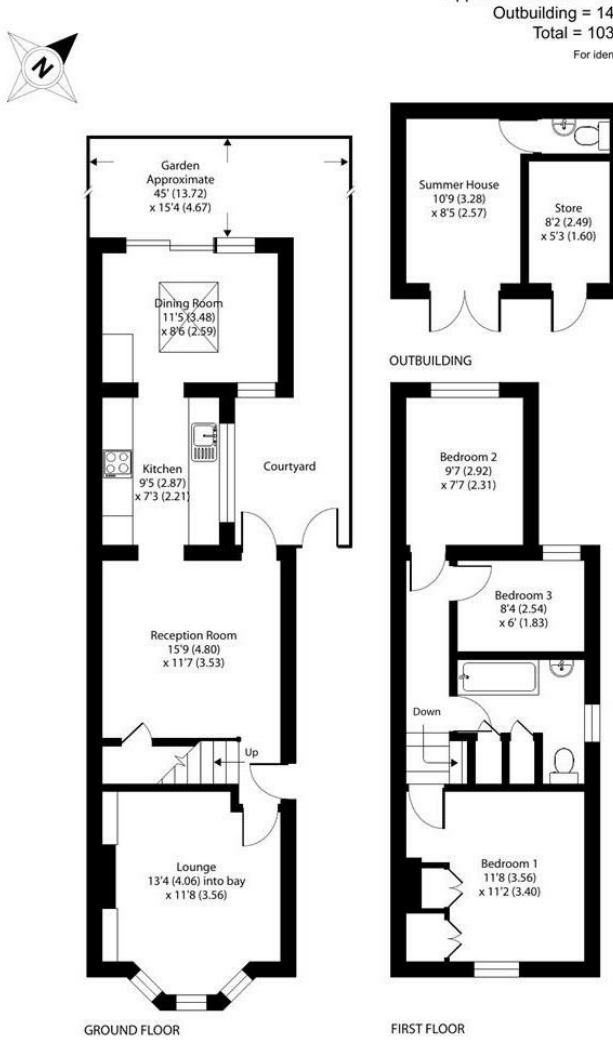
Shortlands Road

Kingston Upon Thames KT2 6HD

Approximate Area = 892 sq ft / 82.9 sq m
Outbuilding = 144 sq ft / 13.4 sq m
Total = 1036 sq ft / 96.2 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 2023. Produced for Gibson Lane. REF: 1038091

gibson lane

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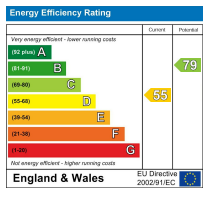

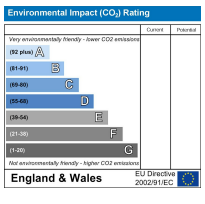

Important Information

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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Guide Price £850,000

- Victorian Semi-Detached Home
- Full of Character and Charm
- Huge Sope to Expand (STNC)
- Three Bedrooms
- Summer House in Garden
- Sought After Location
- Close to Richmond Park
- Short Walk to the Train Station
- EPC Rating - D
- Council Tax Banding - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive brick fronted Victorian semi-detached residence situated on this popular North Kingston Road. This charming home boasts plenty of character, period features, high ceilings, large windows and glass doors which let in plenty of natural light, lovely wooden floors and an open layout throughout the ground floor, perfect for modern day family living. There is huge scope to expand the property on both the ground floor and into the loft (subject to necessary consents) which would create a substantial four bedroom family home measuring approximately 1500sqft.

The ground floor provides a cozy front lounge with log burning fire and bay window, middle reception room with storage under the stairs and a glass paneled door out to the courtyard section of the garden, spacious galley kitchen and a rear dining room which opens onto the delightfully landscaped rear garden measuring 45ft containing a large summer house with WC and storage shed. The first floor offers a double bedroom to the front with built-in wardrobes, a family bathroom and two additional bedrooms.

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.