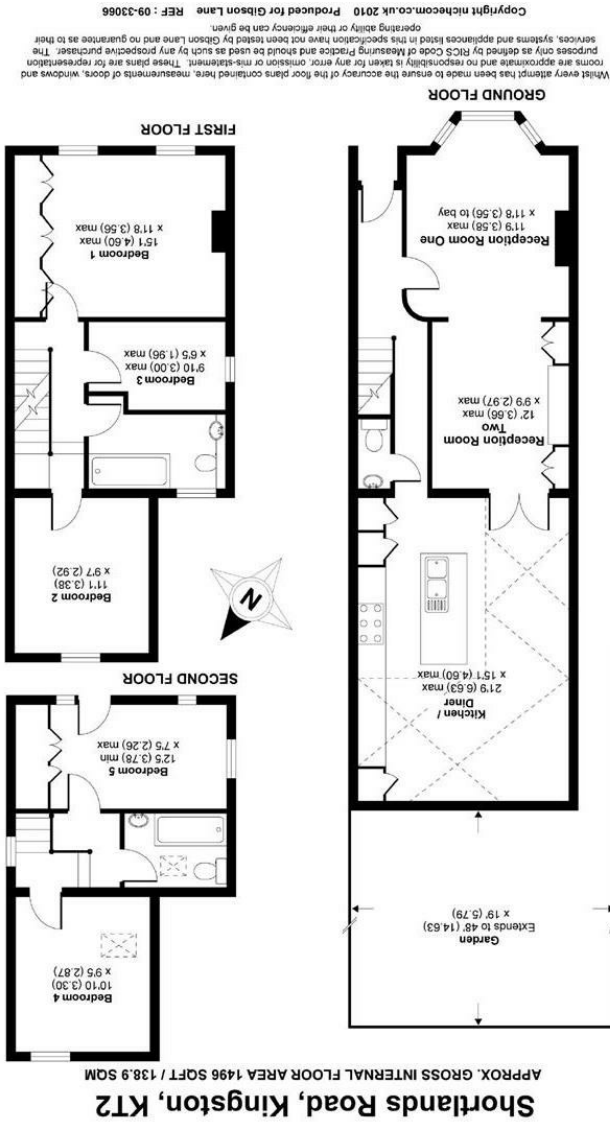


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
 A (0.00) to G (3.00)	 A (92) to G (35)



34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444



79 Shortlands Road  
 Kingston upon Thames KT2 6HF



## Shortlands Road

Kingston Upon Thames KT2 6HF

Asking Price £1,100,000

An attractive brick fronted Detached Victorian Villa situated on the top section of Shortlands Road moments from Richmond Park.

### Description

An attractive detached Victorian villa sympathetically extended and skillfully modernised to provide impressive accommodation in excess of 1400sqft arranged over three floors. To the ground floor there is a downstairs WC, a fantastic double reception room which leads onto a stunning open plan modern Kitchen/Living/Dining Room with bi-fold doors leading directly onto a landscaped rear garden, To the upper floors there are five bedrooms and two bathrooms. The property is also being sold with no onward chain!!

NB: Photographs taken Pre-Tenancy

### Situation

Shortlands Road is located in this sought after North Kingston road 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

