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England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V
W	W
X	X
Y	Y
Z	Z



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Somerset Road
 Kingston Upon Thames KT1 3EA



Guide Price £725,000

- Victorian Semi Detached House
- Well Presented Internally
- Three Double Bedrooms
- South Facing Garden
- Potential to extend (STNC)

- EPC Rating - D
- Council Tax Band -E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A beautifully presented three double bedroom Victorian semi-detached house with accommodation in excess of 1200 sq ft arranged over three floors. The ground floor comprises front reception room with a feature bay window and fireplace, additional reception room with a patio door leading out onto a delightfully landscaped private south facing rear garden with large shed that has power and lighting. In addition there is a modern fully fitted kitchen with double oven and integrated boiling water tap as well as a downstairs W.C/Utility room. To the upper floors there are two double bedrooms, as well as a spacious family bathroom on the first floor, whilst the loft has been converted to provide a wonderful master bedroom with en-suite shower as well as an additional dressing area/study area to the front. There is also the added benefit of potential to extend on the ground floor (STNC.)

Situation

Somerset Road is a popular residential street in a friendly neighbourhood with a lovely community feel ideally situated for Kingston town centre with its extensive range of shops, bars, restaurants and station offering a direct service into Waterloo. The A3 which serves both London and the M25 is a short distance away and the standard of schooling in the immediate area is excellent within both the private and public sectors. The property is moments away from Fairfield Park with its acres of open space.

