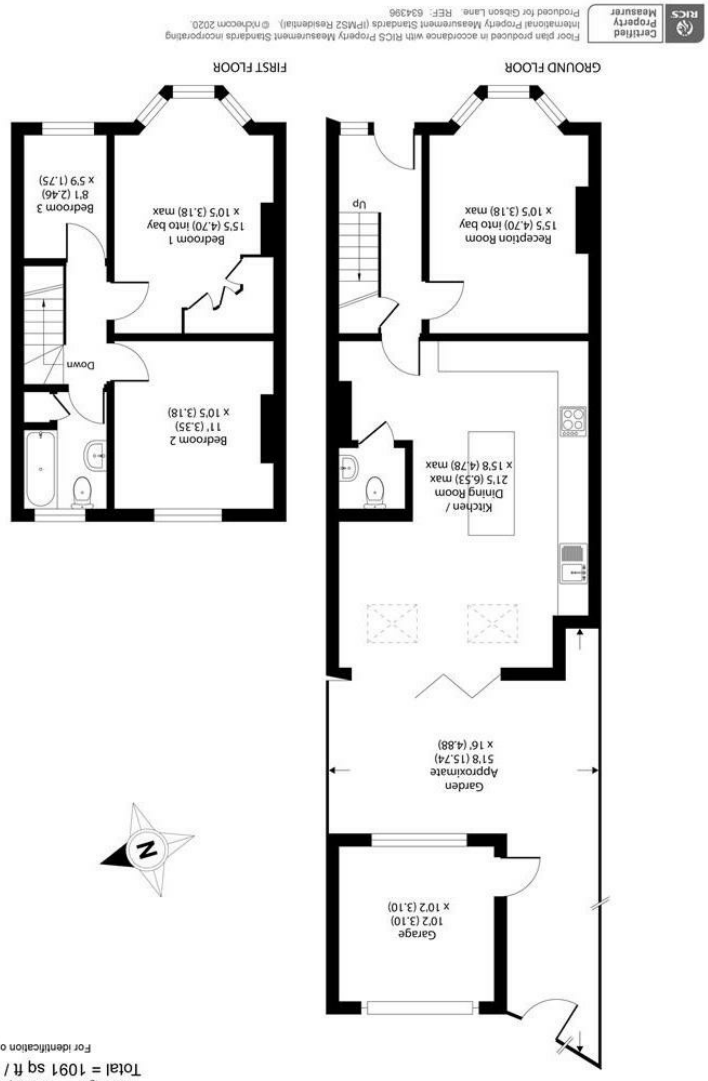
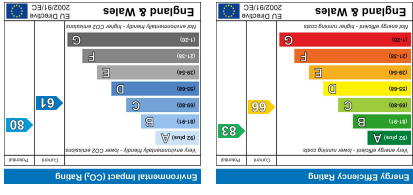


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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



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 Kingston upon Thames
 Surrey
 KT2 5ED
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Auckland Road
 Kingston Upon Thames KT1 3BQ



Asking Price £675,000

- Terraced Period House
- Stunning Open Plan Kitchen/Diner
- Three Bedrooms
- Garage
- Well Presented Internally
- Potential to Extend (STNC)
- EPC Rating - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive terraced period house on the West facing side of the road; presented to a beautiful standard throughout and in excellent condition. This property has been tastefully extended at the rear to create a fantastic kitchen/dining/family room which is light, bright and modern and with the addition of a downstairs WC. The front reception room is a good size, with a feature fireplace and bay window, and shelving built into the alcoves. The West facing garden is a fantastic size, not overlooked and has the additional benefit of a garage accessed from the rear. Upstairs there are two good double bedrooms and a smaller nursery/study as well as a modern bathroom. There is also the added bonus of extension potential into the loft (STNC)

Situation

Auckland Road is a sought after location in a popular area between Kingston and Surbiton town centres with their extensive range of shops, bars and restaurants. There are multiple transport options and green spaces. Kingston Station is approximately one mile away and Surbiton station with its fast link into London Waterloo (19 minutes) is approximately 3/4 a mile away. There is also good access to the A3 leading to London and the M25. There is a number of highly regarded schools locally.

