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Category	Score
Energy Efficiency Rating	77
Environmental Impact (CO ₂) Rating	89



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress.

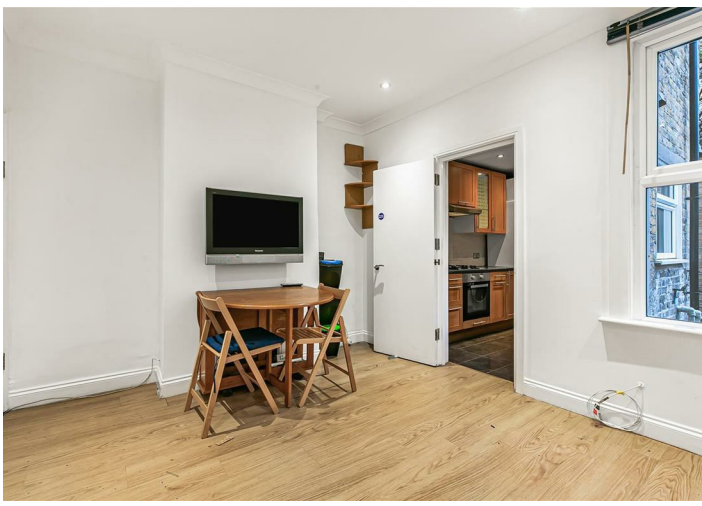
Kingston Office
 34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 Tel: 020 8546 5444

Ham Office
 323 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5DU
 T: 020 8247 9444

www.gibsonlane.co.uk



Portman Road
 Kingston Upon Thames KT1 3DY



Guide Price £600,000

- No Onward Chain
- Victorian Semi-Detached Home
- Three Bedrooms
- Private 40ft Rear Garden
- Scope to Extend (STNC)
- Well Presented Internally
- Sought After Location
- Close to Fairfield Recreation Grounds
- Close To Transport Links
- EPC Rating - C

Tenure: Freehold
Local Authority: Kingston upon Thames

For all other Material Information relating to this property, please contact our offices.

Description

This charming semi-detached house presents an excellent opportunity for families and investors alike. Boasting three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features a front living room (currently used as a bedroom), dining room, galley kitchen and bathroom on the ground floor. The first floor provides three bedrooms. There is also a loft currently used for storage. Solar panels have been installed on the roof which are currently on a FIT (Feed-in Tariff).

Additionally, the property offers significant potential for expansion, allowing for the possibility of extending the home on the ground floor and/or into the loft space (subject to necessary planning consent), which would allow a purchaser to tailor the property to their desired size, layout and specification, further enhancing it's appeal.

Externally there is a lovely private rear garden, providing an outdoor space for relaxation and recreation. The garden is an ideal setting for summer barbecues or unwinding after a long day.

In summary, this semi-detached house on Portman Road is a fantastic opportunity for anyone seeking a family home with room to grow. With its spacious layout, private garden, and potential for expansion, it is a property not to be missed. Sold with no onward chain.

Situation

Portman Road is conveniently situated approximately 1/2 mile from Kingston Town Centre with its extensive range of shops, bars, restaurants and station. Fairfield Recreation Park offering its many acres of open space is moments away and the River Thames is close by. The standard of schooling in the area is excellent within both the private and state sectors.

