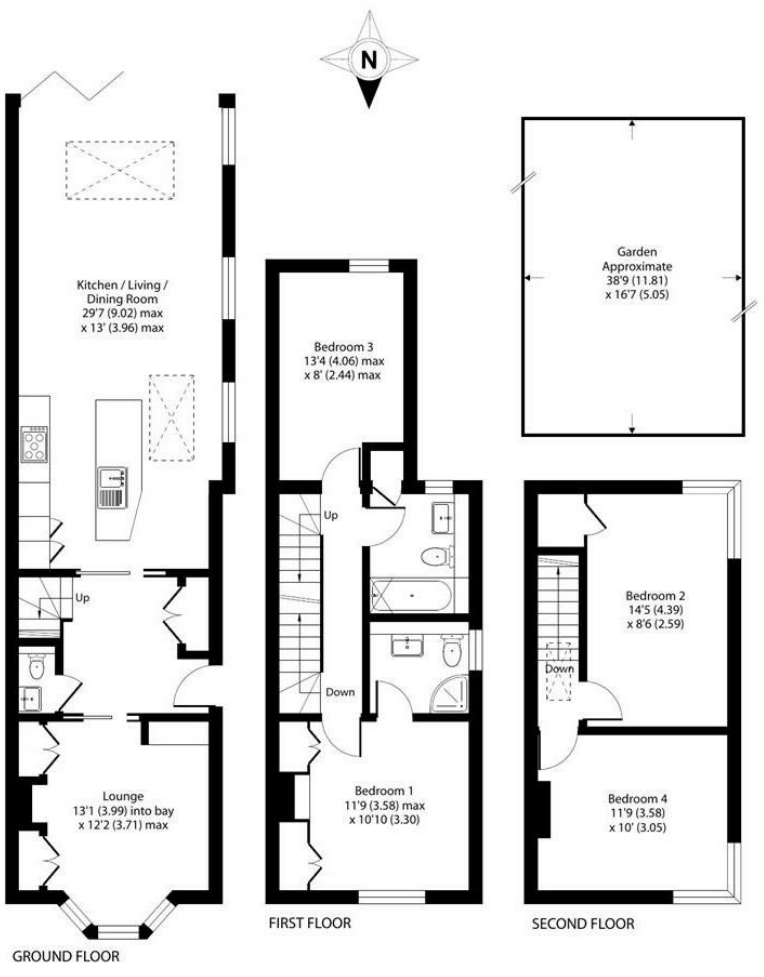
Shortlands Road

Kingston upon Thames KT2 6HE

Approximate Area = 1374 sq ft / 127.6 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 2022. Produced for Gibson Lane. REF: 924723

gibson lane

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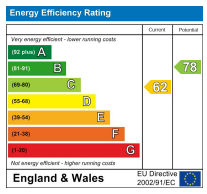
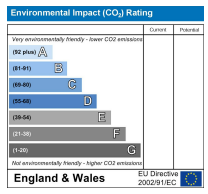
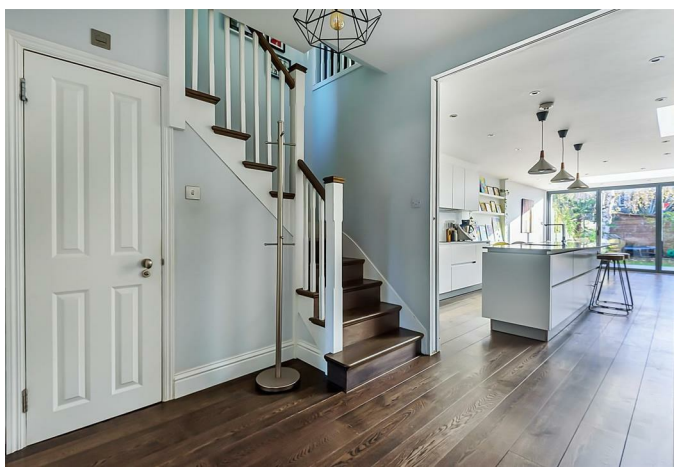




Important Information

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
naea | propertymark PROTECTED
arla | propertymark PROTECTED



Guide Price £1,100,000

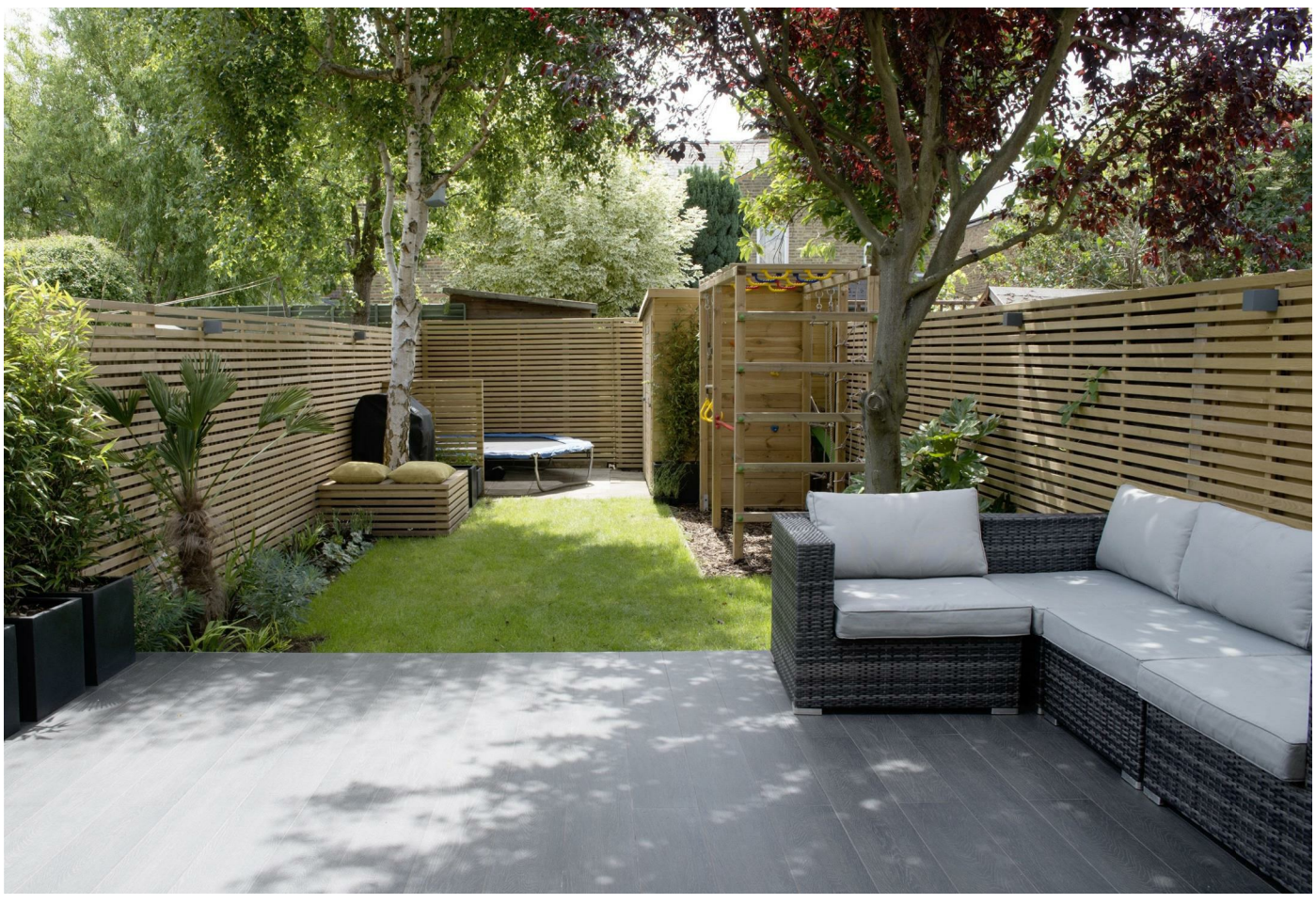
- Victorian Semi Detached House
- Immaculately Presented Internally
- Stunning Open Plan Kitchen/Diner
- Master Bedroom with En-Suite
- South Facing 39ft Rear Garden
- Four Double Bedrooms
- North Kingston Location
- Downstairs WC
- EPC Rating - D
- Council Tax Band - D

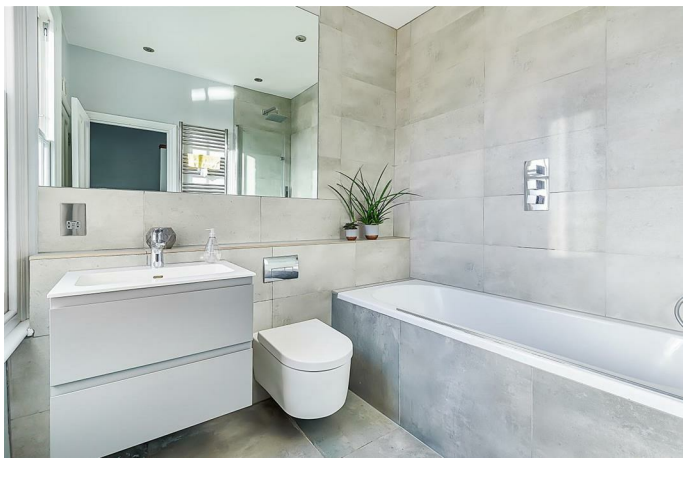
* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An impressive Victorian semi detached family home with accommodation approaching 1500 sqft arranged over three floors. The house has been subject to a complete re-design and modernisation program to the highest of standards. The clever design really maximises space, natural light and storage throughout. The layout flows perfectly for modern day family living with the ground floor comprising a generous entrance hall, front reception room with feature fireplace and bay window, downstairs WC and the real hub of the house a stunning 30 ft open plan kitchen/Living/dining room with underfloor heating and bifolding doors leading out onto a delightfully landscaped private south facing rear garden. To the upper floors there is a lovely master bedroom with modern en-suite bathroom, three further double bedrooms and an additional family bathroom. Viewings are highly recommended to truly appreciate what this fantastic home has to offer!



Situation

Shortlands Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, the River Thames and Kingston station 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 both the private and state sector.