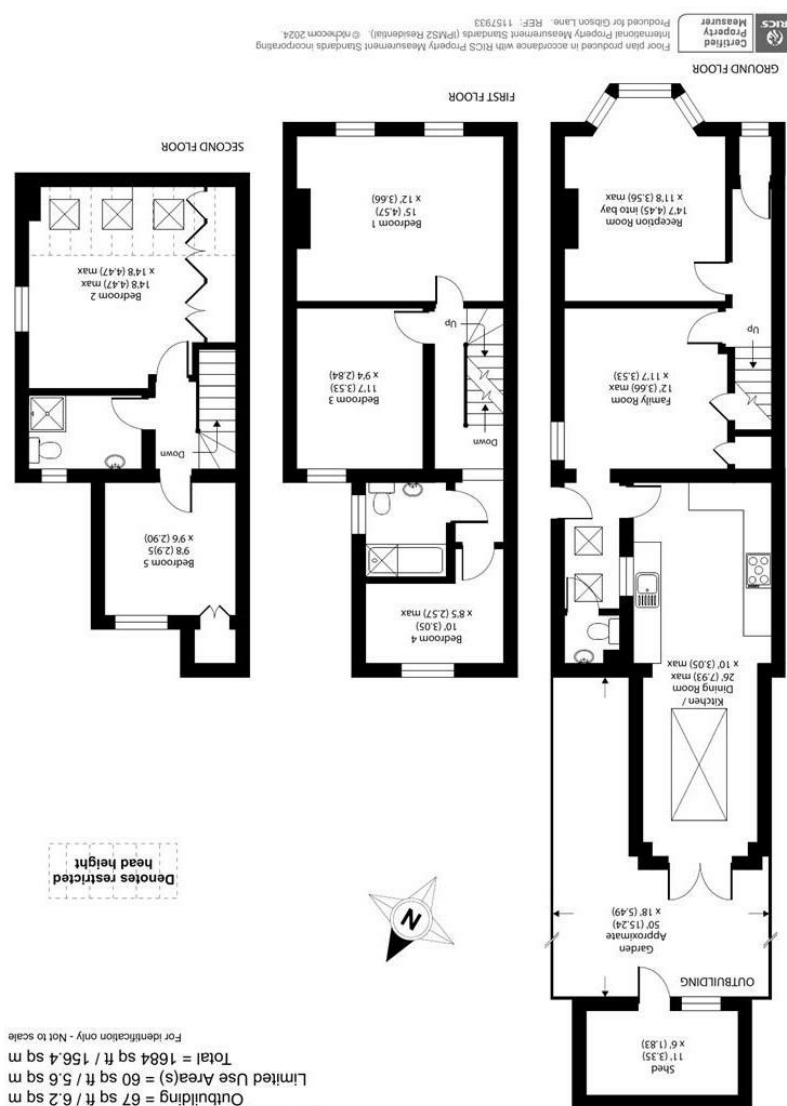




Approximate Area = 1557 sq ft / 144.6 sq m  
Outbuilding = 67 sq ft / 6.2 sq m  
Limited Use Area(s) = 60 sq ft / 5.6 sq m  
Total = 1684 sq ft / 156.4 sq m

For identification only - Not to scale







### Guide Price £1,200,000

- Halls Adjoining Victorian Semi Detached House
  - Stunning Kitchen/Diner
  - Five Bedrooms
  - North Kingston Location
  - Sought After Road
  - Two Bath/Shower Rooms
  - Downstairs WC
  - EPC Rating - D
  - Council tax Band - E
- \* Tenure: Freehold                      \* Local Authority: Kingston upon Thames

### Description

An attractive five bedroom Victorian halls adjoining semi detached family home offering impressive accommodation in excess of 1600sqft arranged over three floors. The ground floor offers a generous arrangement ideal for a growing family and features two reception rooms, downstairs WC and a stunning 24' Kitchen/Diner/Family room with bi folding doors leading directly onto the rear garden. The upper floors have five well proportioned bedrooms, a family bathroom and shower room. Internal viewings are highly recommended.

### Situation

Durlston Road is a particularly sought after residential road ideally situated in the popular North Kingston area. The property is conveniently positioned for 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.

