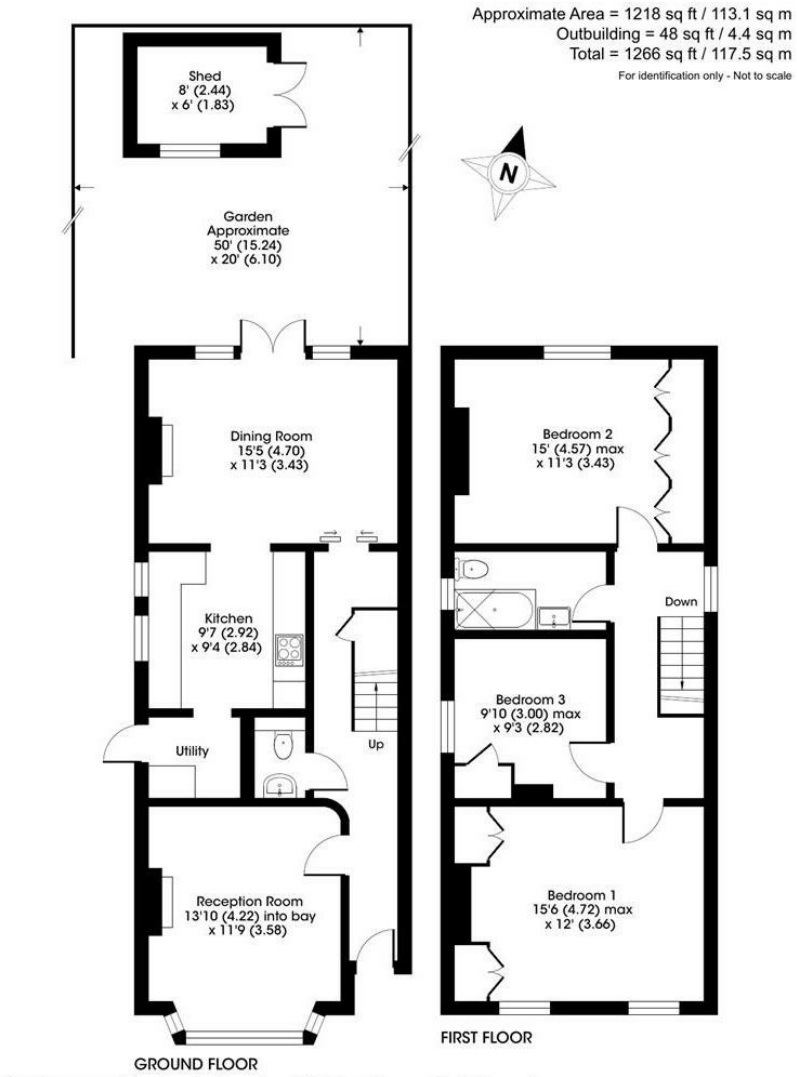
Shortlands Road

Kingston Upon Thames KT2 6HF



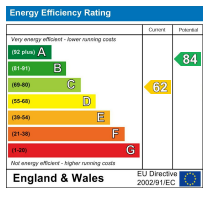
Approximate Area = 1218 sq ft / 113.1 sq m
Outbuilding = 48 sq ft / 4.4 sq m
Total = 1266 sq ft / 117.5 sq m
For identification only - Not to scale

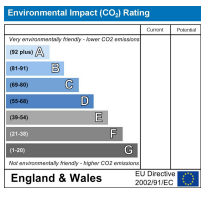
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1137019

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

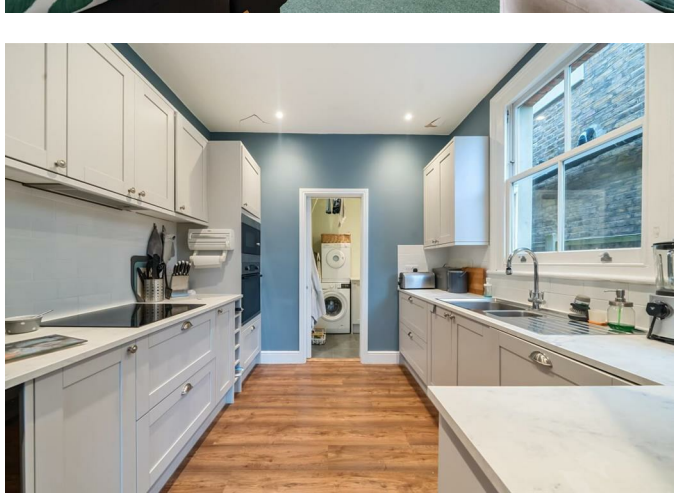




Important Information

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

- Detached Victorian Villa
- Three Bedrooms
- North Kingston Location
- Downstairs WC
- Utility Room
- Potential to Extend (STNC)
- Period Features
- EPC Rating - D
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A charming Detached Victorian Villa with accommodation in excess of 1200sqft situated in the sought after top section on Shortlands Road moments from Richmond Park.

This wonderful house offers a stunning front reception room with large bay window and feature fireplace, downstairs WC, utility room and modern open plan kitchen diner with additional fireplace and and beautiful double glazed French doors leading out onto a delightfully landscaped rear garden. To the upper floor there are two impressive double bedrooms and large single and with family bathroom.

The property also offers huge extension potential into the loft and to the rear (STNC)

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.