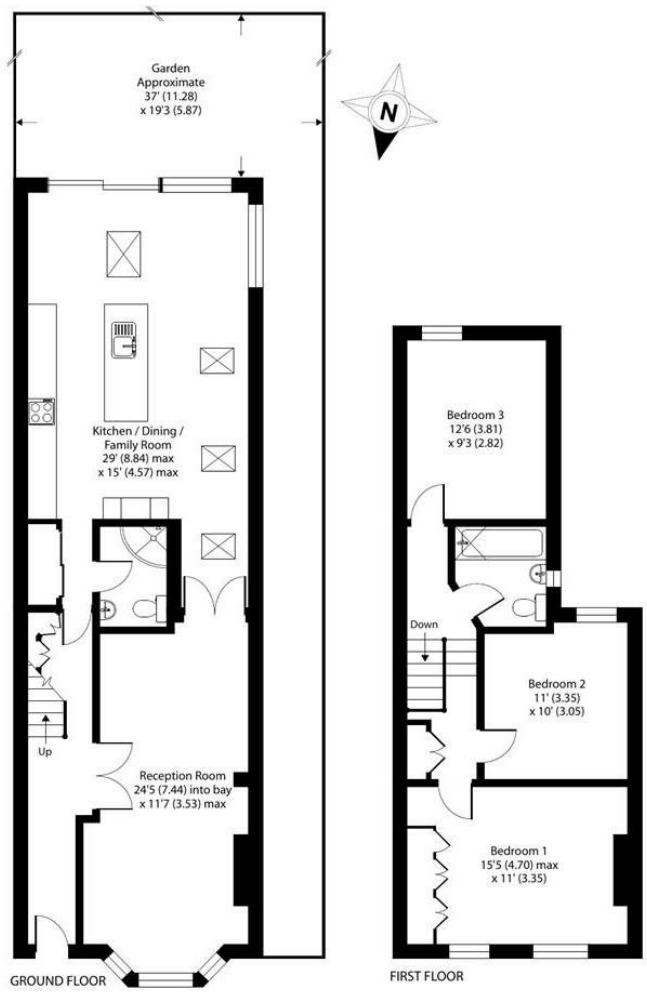
Approximate Area = 1352 sq ft / 125.6 sq m

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: 871330

gibson lane

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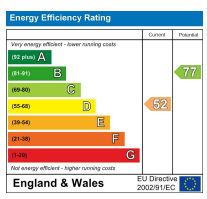
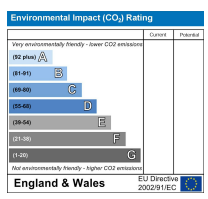
Tel: 020 8546 5444





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
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Guide Price £1,250,000

- Detached Victorian Villa
- Three Double Bedrooms
- South Facing Garden
- Potential to Extend into the Loft (STNC)
- Stunning open plan Kitchen/Diner
- Moments from Richmond Park
- EPC Rating - E
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An immaculately presented detached Victorian Villa situated on the top section of Shortlands Road moments from Richmond park. The Layout works perfectly for entertaining and family life with the ground floor comprising bright and airy double reception room with gas fire and large bay window, downstairs WC/shower room with under floor heating, Utility cupboard and an impressive modern open plan Kitchen//Dining/family room also with under floor heating with sliding doors leading onto a delightfully landscaped south facing rear garden. To the upper floor there are three double bedrooms and family bathroom. There is also the added bonus of potential to extend into the loft (STNC) which you could convert into a stunning master suite or two additional bedrooms and shower room. Viewings are highly recommended to appreciate what this wonderful home has to offer!

Situation

The top section of Shortlands Road is a particularly sought after location in popular North Kingston, moments from Richmond Park. The property is ideally situated for both Kingston and Norbiton stations 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 the private and state sectors and the area has an extensive range of leisure facilities.