Shortlands Road

Kingston Upon Thames KT2 6HF



Approximate Gross Internal Area 1457 sq ft - 135 sq m
(Including Outbuilding)
Ground Floor Area 667 sq ft – 62 sq m
First Floor Area 413 sq ft – 38 sq m
Second Floor Area 229 sq ft – 21 sq m
Outbuilding Area 148 sq ft – 14 sq m



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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 5QU
T: 020 8247 9444

www.gibsonlane.co.uk

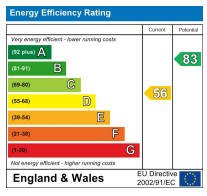
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

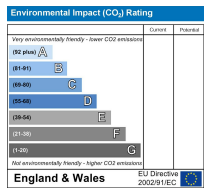
Redress: We hold independent redress with Property Redress

PINKPLAN

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.

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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
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Guide Price £1,200,000

- Detached Victorian Villa
- Four Bedrooms
- Principal with En-Suite Bathroom
- Open Plan Kitchen / Living / Dining Room
- Downstairs WC
- Excellent Rear Garden
- Spacious Outbuilding
- Well Presented Internally
- Moments from Richmond Park
- EPC Rating - D

Tenure: Freehold

Local Authority: Kingston upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

An exceptional four-bedroom detached Victorian home, offering 1,457 sq ft of beautifully arranged accommodation, including a versatile garden outbuilding, moments from Richmond Park.

Rich in period character and thoughtfully designed for modern family life, this impressive home opens with an elegant front reception room featuring a bay window and character fireplace. To the rear, a superb open-plan kitchen, dining and living space forms the heart of the property—an inviting setting for everyday living, family gatherings and effortless entertaining. A convenient WC completes the ground floor.

The upper floors provide four generously proportioned bedrooms and two bathrooms. The principal bedroom occupies the loft and benefits from a spacious en-suite bathroom, creating a peaceful and private retreat.

Outside, the excellent rear garden offers a welcome sense of seclusion, with ample space for dining, entertaining and relaxing. A valuable outbuilding provides superb flexibility and could be used as a home office, creative studio, gym or additional storage.

Perfectly positioned close to the magnificent open spaces of Richmond Park, the property also enjoys easy access to Kingston upon Thames and its outstanding selection of shops, restaurants, cafés and local amenities.

Combining handsome Victorian architecture, generous living space and an enviable location, this is a rare opportunity to acquire an outstanding family home. Viewings are highly recommended.



Situation

Shortlands Road is a particularly sought after road 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.



