



Villiers Road
Kingston KT1 3BB



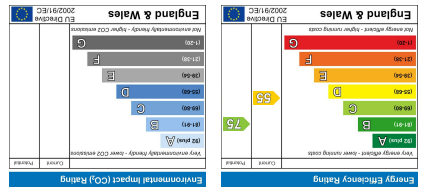
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress



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.



Approximate Gross Internal Area 908 sq ft - 84 sq m
Ground Floor Area 489 sq ft - 45 sq m
First Floor Area 419 sq ft - 39 sq m



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.





Guide Price £650,000

- Victorian Semi Detached House
- Two Double Bedrooms
- Ensuite Family Bathroom
- Short Walk to Fairfield Park & Kingston Town Centre
- Close to Surbiton Station
- West Facing Garden
- EPC Rating - D
- Potential to extend
- CHAIN FREE

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 attractive brick fronted Victorian semi-detached home ideally situated between Kingston and Surbiton town centres and short walk to Fairfield park. Internally the house is presented to a very good standard, has been recently decorated maintaining plenty of period features and offers well balanced accommodation over 900sqft. The ground floor comprises a stunning bright and airy reception room with large bay window, spacious dining area, fitted kitchen, utility room and w.c. The kitchen leads out onto a beautiful west facing garden. The upper floor provides two double bedrooms and a very spacious ensuite family bathroom. There is also the added bonus of potential to extend the ground floor and convert the loft (Subject to Planning Permission). This property is being sold CHAIN FREE and viewings are highly recommended to appreciate what this delightful home has to offer.

Situation

The property is situated on Villiers road, in a sought after area close to the highly regarded St Johns school. Kingston Town centre is less than a mile away and Surbiton station with its fast and frequent one stop service to Waterloo is also less than a mile away.

