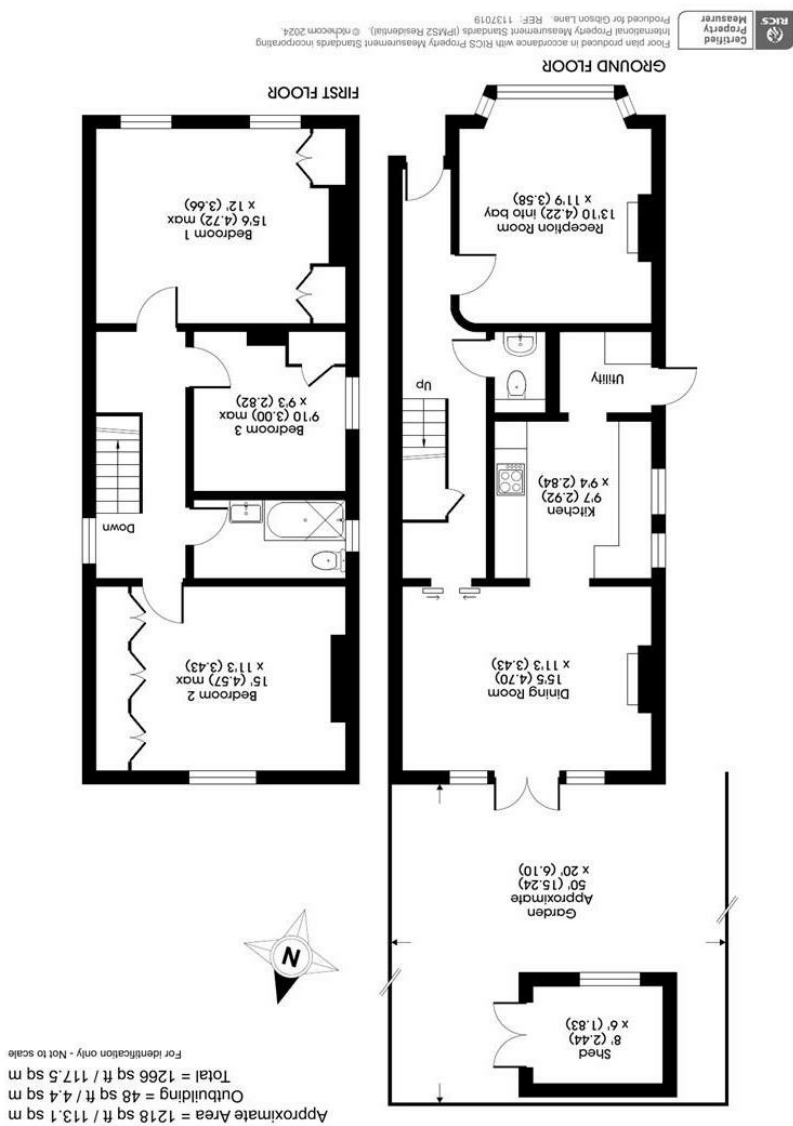




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## Guide Price £1,100,000

- 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.

