



Approximate Area = 1145 sq ft / 106.4 sq m  
Outbuilding = 89 sq ft / 8.2 sq m  
Total = 1234 sq ft / 114.6 sq m

For identification only - Not to scale

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## Guide Price £900,000

- Victorian Semi Detached House
- Four Bedrooms
- Well Presented Internally
- North Kingston Location
- Potential to Extend (STNC)

- Ensuite Shower Room
- Close to Transport Links
- EPC Rating - D
- Council Tax Band - E

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

## Description

A delightful brick fronted Victorian semi detached family home with accommodation approaching 1150 sq ft arranged over three floors. The ground floor layout comprises of bright and airy front reception room with feature fireplace and beautiful bay window, dining room with stunning original wood flooring and sash window, leading onto a modern fully fitted kitchen with stone work tops and home office/ breakfast room with patio doors opening out onto a patio garden with shed. To the upper floors there are two double bedrooms and bathroom on the first floor and two additional bedrooms and ensuite shower in the loft. There is still potential to extend on the ground floor (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 and Norbiton stations giving direct access into London 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.

