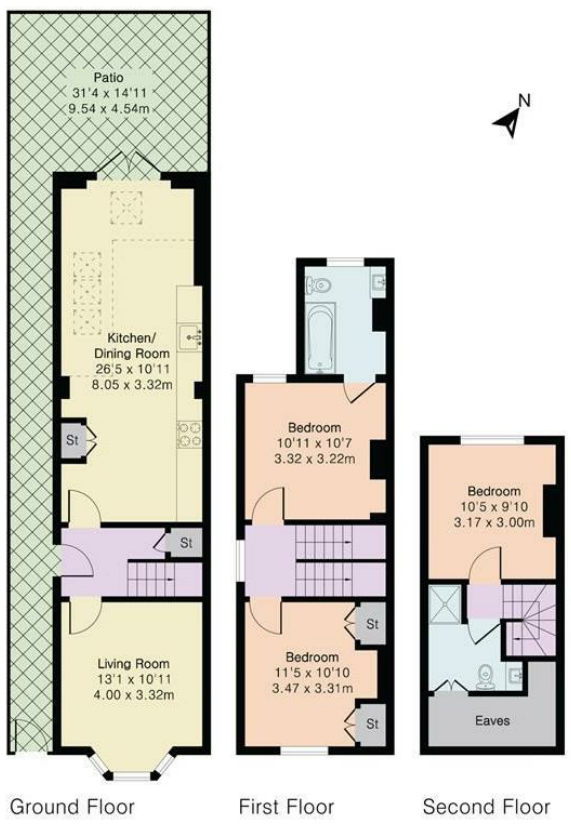


Shortlands Road

Kingston Upon Thames KT2 6HD

Approximate Gross Internal Area 1028 sq ft - 96 sq m
Ground Floor Area 486 sq ft – 45 sq m
First Floor Area 362 sq ft – 34 sq m
Second Floor Area 180 sq ft – 17 sq m



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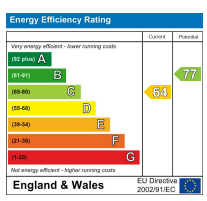
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

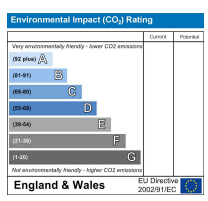
Redress: We hold independent redress with Property Redress

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 £875,000

- Victorian Semi Detached House
- Three Double Bedrooms
- Stunning Open/Plan Kitchen/Diner
- Two Bathroom/Shower Rooms
- Well Presented Internally
- North Kingston Location
- Close to Transport Links
- EPC Rating - D
- Council Tax Band - 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

Situated on Shortlands Road in the charming area of North Kingston, this delightful Victorian semi-detached family home offers a perfect blend of classic elegance and modern living. Spanning an impressive 1,028 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families seeking comfort and space.

Upon entering, you are greeted by a cosy front reception room, which features a beautiful fireplace and a charming bay window, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the stunning open plan kitchen and dining area, designed for both functionality and style. This space is perfect for entertaining guests or enjoying family meals, with ample room for dining and socialising.

The property also includes a family bathroom and an ensuite shower room attached to the loft bedroom, providing convenience and privacy for all occupants. The thoughtful layout ensures that each member of the family has their own space while still enjoying the communal areas of the home.

With its Victorian charm and modern amenities, this semi-detached house is not just a place to live, but a place to create lasting memories. The location in Kingston Upon Thames offers a vibrant community with excellent local amenities, schools, and transport links, making it a highly desirable area for families and professionals alike. This property is a wonderful opportunity for those looking to settle in a beautiful home with character and convenience.
NB: Two garden shots taken prior to the summer months

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.





