Victoria Road

Kingston Upon Thames KT1 3DW

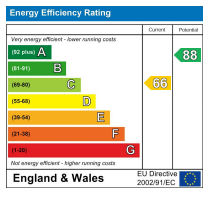
Approximate Area = 741 sq ft / 68.8 sq m
Shed = 61 sq ft / 5.7 sq m
Total = 802 sq ft / 74.5 sq m
For identification only - Not to scale

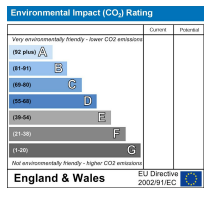
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 870804

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444





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 £585,000

- Victorian Terraced House
- Two Double Bedrooms
- 65ft Southerly Aspect Garden
- Open Plan Living/Dining Room
- Stunning Gas Fire
- Immaculately Presented Internally
- EPC Rating - D
- Council Tax Band - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

LAUNCH SATURDAY 23rd JULY
An immaculately presented two double bedroom cottage with accommodation approaching 750sqft. The ground floor comprises of an open plan living/dining room with Karndean wood effect flooring and stunning gas fire with patio doors leading out onto a delightfully landscaped 65ft southerly aspect rear garden. To complete the ground floor there is an exquisite modern fully fitted kitchen with sky light, large double glazed aluminum window and Corian work top, opening onto an impressive shower room. To the upper floor there are two double bedrooms. Viewings are highly recommended to appreciate what this wonderful home has to offer!

Situation

Victoria Road is very quiet street as a result of the Low Traffic Neighbourhood designation in 2020. It is conveniently situated for Norbiton station and Kingston town centre with its extensive range of shops, bars and restaurants and overground station with a direct service into Waterloo. Fairfield Park offering its many acres of open space is nearby and the area is well served by local buses.