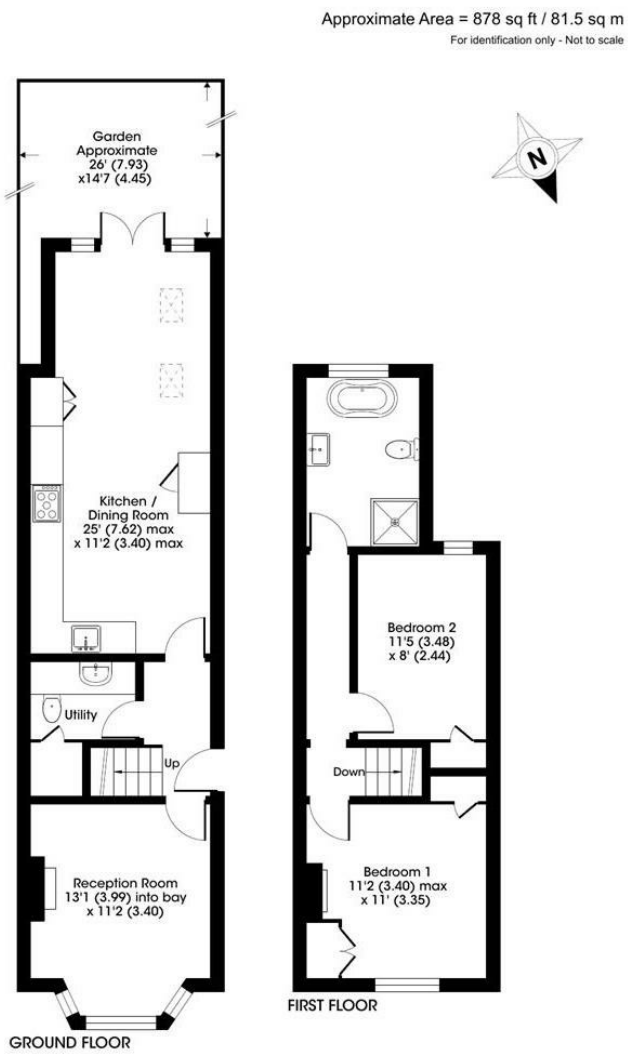
# Portland Road

Kingston Upon Thames KT1 2SW




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Gibson Lane. REF: 1100813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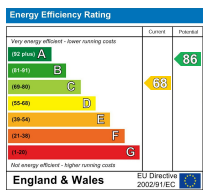


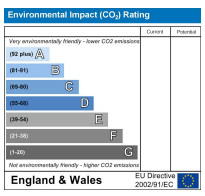


## Important Information

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 £725,000

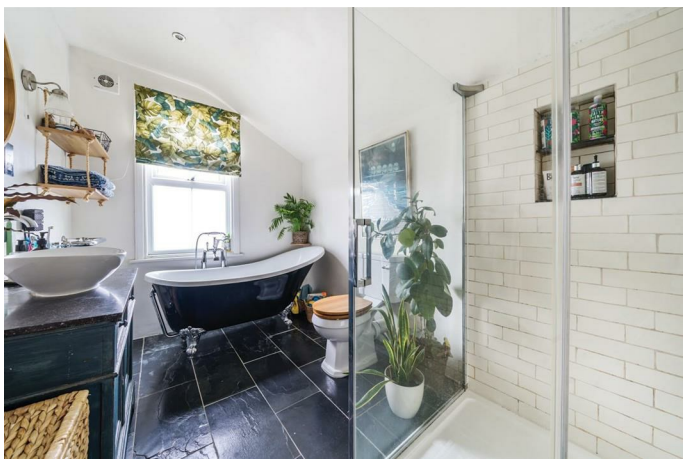
- Victorian Semi-Detached Home
- Beautifully Extended Ground Floor
- Two Double Bedrooms
- Open PLan Kitchen/Dining Room
- Southerly Aspect Rear Garden
- Immaculately Presented Internally
- Scope to Expand (STNC)
- Fantastic Location
- EPC Rating - D
- Council Tax Banding - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

## Description

An attractive brick fronted Victorian semi-detached home ideally situated between Kingston and Surbiton town centres. Internally the house is presented to an exceptional standard with plenty of gorgeous period features, has been extended on the ground floor to create impressive accommodation approaching 900sqft. The ground floor comprises stunning front reception room with log burning fireplace and large bay window, utility room, downstairs WC, and a very impressive open plan kitchen dining room with stunning exposed brickwork and two lovely skylights letting in plenty of natural light. Gorgeous double doors open up onto a Southerly aspect rear garden with established grapevine, measuring 25ft deep. The upper floor provides two double bedrooms and modern bathroom, both bedrooms benefitting from fitted wardrobes. Further benefits include double glazing throughout, underfloor heating in the kitchen and bathroom, side access, plus scope to extend into the loft (subject to necessary consents).

## Situation

The property is situated in Portland Road, which is a sought after residential road moments from the highly regarded St Johns school. Kingston Town centre is approximately 1/2 a mile away and Surbiton station with its fast and frequent 18 minute one stop service to Waterloo is approximately one mile away.