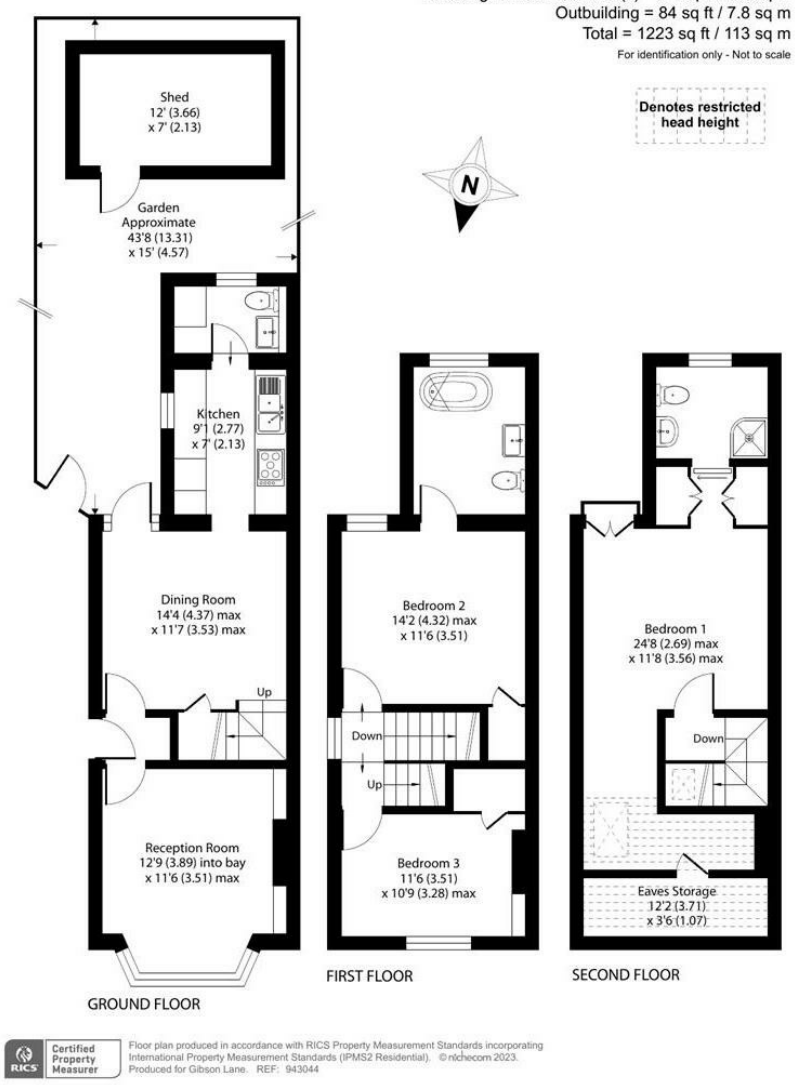

Approximate Area = 1047 sq ft / 97.2 sq m
Including Limited Use Area(s) = 92 sq ft / 8.5 sq m
Outbuilding = 84 sq ft / 7.8 sq m
Total = 1223 sq ft / 113 sq m
For identification only - Not to scale

Denotes restricted head height

N

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 943044

gibson lane

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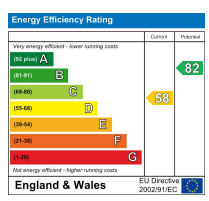
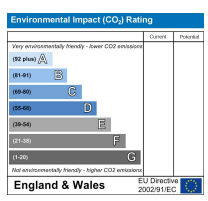
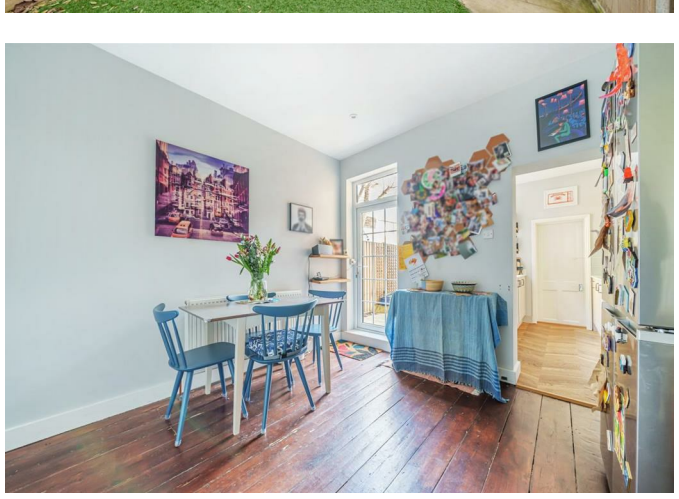




Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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
naea | propertymark PROTECTED
arla | propertymark PROTECTED



Guide Price £725,000

- Victorian Semi Detached House
- Well Presented Internally
- Three Double Bedrooms
- South Facing Garden
- Potential to extend (STNC)

- EPC Rating - D
- Council Tax Band -E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A beautifully presented three double bedroom Victorian semi-detached house with accommodation in excess of 1200 sq ft arranged over three floors. The ground floor comprises front reception room with a feature bay window and fireplace, additional reception room with a patio door leading out onto a delightfully landscaped private south facing rear garden with large shed that has power and lighting. In addition there is a modern fully fitted kitchen with double oven and integrated boiling water tap as well as a downstairs W.C/Utility room. To the upper floors there are two double bedrooms, as well as a spacious family bathroom on the first floor, whilst the loft has been converted to provide a wonderful master bedroom with en-suite shower as well as an additional dressing area/study area to the front. There is also the added benefit of potential to extend on the ground floor (STNC.)

Situation

Somerset Road is a popular residential street in a friendly neighbourhood with a lovely community feel ideally situated for Kingston town centre with its extensive range of shops, bars, restaurants and station offering a direct service into Waterloo. The A3 which serves both London and the M25 is a short distance away and the standard of schooling in the immediate area is excellent within both the private and public sectors. The property is moments away from Fairfield Park with its acres of open space.