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Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B



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.



Approximate Gross Internal Area 849 sq ft - 79 sq m  
 Ground Floor Area 485 sq ft - 45 sq m  
 First Floor Area 364 sq ft - 34 sq m

**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.

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## Guide Price £675,000

- Victorian Semi Detached House
- Three Bedrooms
- Off Street Parking
- Well Presented Internally
- Potential to Extend (STNC)
- Close to Transport Links
- Period Features
- 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

An attractive brick fronted Victorian semi-detached home ideally situated between Kingston and Surbiton town centres. Internally the house is presented to a great standard with plenty of gorgeous period features. The ground floor comprises brand new custom solid wood door with Banham Locks stunning front reception room with new limestone mantle and high end Chesney Stove. and large bay window, dining room with an additional fireplace and patio doors leading out onto a private rear garden with shed. Modern Kitchen and family bathroom. The upper floor provides two double bedrooms and one large single bedroom. Further benefits include off street parking to the front, plus scope to extend into the side return and 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.

