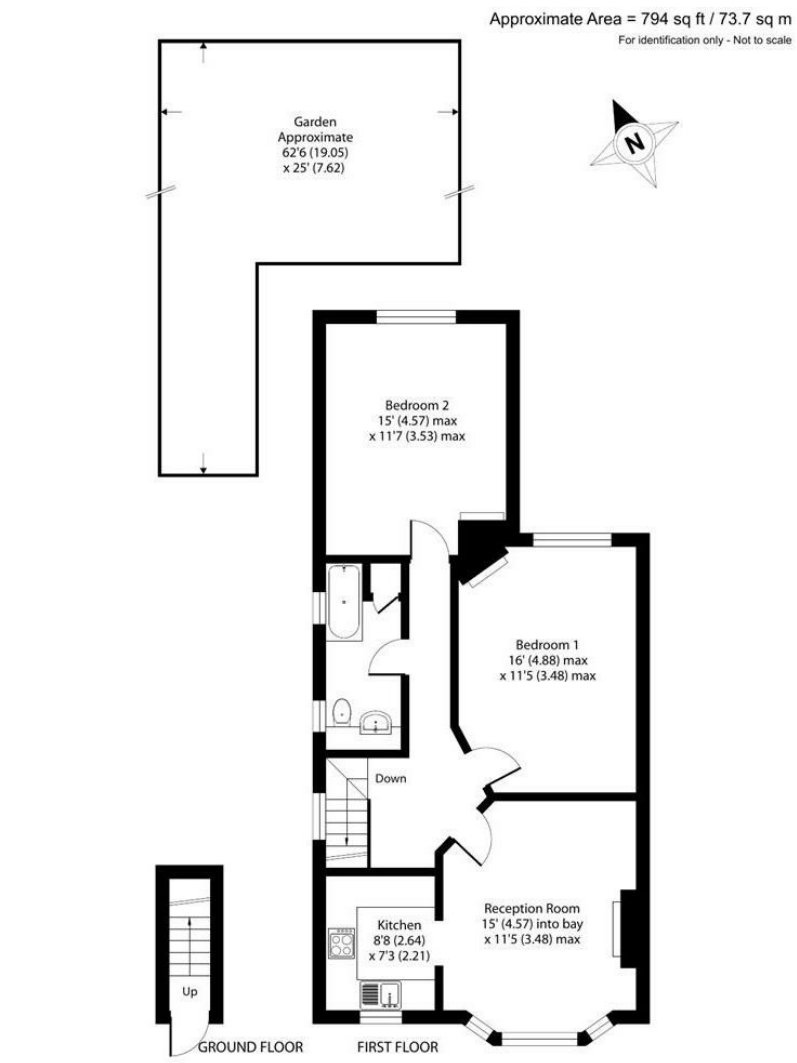
# Homershaw Road

Kingston Upon Thames KT1 3PL




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: 970269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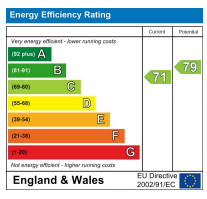


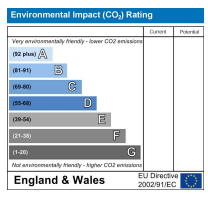



**Important Information**

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.

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## Guide Price £525,000

- First Floor Maisonnette
- Private Garden
- Two Double Bedrooms
- Potential for Loft Conversion
- Council Tax Band D

* Tenure: Leasehold

- 164 Years Remain on Lease
- No Service Charge
- EPC Rating C

* Local Authority: Kingston

## Description

High ceilings, period fireplaces and natural tones compliment this light and airy two bedroom first floor maisonette. Located in the heart of Norbiton and within an easy walk to the train station and Norbiton village which has a charming array of shops. This well balanced property has been lovingly renovated to a high standard and is full of natural charm. The property compromises, private front entrance, two genuine double bedrooms both with fireplaces, family bathroom, bay fronted reception with Victorian fireplace, with wooden floor linking into the semi-open plan kitchen/reception. There is also potential to increase the size of the property by extending into the loft, potentially creating a split level three bed maisonette. The loft has ample storage. The property also benefits from a private garden.

## Situation

Homersham Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.