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Energy Efficiency Rating	Environment Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V
W	W
X	X
Y	Y
Z	Z

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) © ndkcom 2022.



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Shortlands Road
 Kingston Upon Thames KT2 6HF



Guide Price £950,000

- Detached Home
- Three Bedrooms
- Huge Potential to Extend (STNC)
- Beautifully Landscaped Garden
- North Kingston Location

- Close to Richmond Park
- EPC Rating - D
- council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive detached Victorian villa situated in this prime North Kingston location offering spacious accommodation approaching 1000sqft. There is tremendous potential to expand further, the plot is wider than most and there is huge scope to extend into the side return, at the rear and into the loft to create a substantial family home likely approaching 2000sqft (Subject to necessary consent). The ground floor provides a front reception room with shutter blinds and lovely feature fireplace and an impressive open plan kitchen/dining room spanning almost 30ft which leads out onto the immaculately landscaped rear garden. The first floor provides three bedrooms and a modern family bathroom. Viewings are highly recommended!

Situation

Shortlands Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, the River Thames and Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.

