



Somerset Road

Kingston Upon Thames KT1 3EA

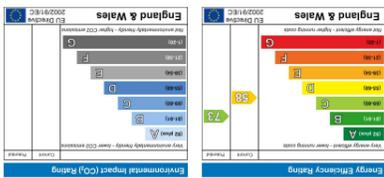
Approximate Gross Internal Area 1231 sq ft - 114 sq m  
 (Excluding Outbuilding)  
 Approximate Gross Internal Area 1368 sq ft - 127 sq m  
 (Including Outbuilding)  
 Ground Floor Area 541 sq ft - 50 sq m  
 First Floor Area 391 sq ft - 36 sq m  
 Second Floor Area 299 sq ft - 28 sq m  
 Outbuilding Area 137 sq ft - 13 sq m



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.



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**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.

**Redress:** We hold independent redress with Property Redress

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## Guide Price £850,000

- Victorian Semi Detached Family Home
- Stunning Open Plan Kitchen/Diner
- Four Bedrooms
- Two Bathrooms
- Downstairs WC/Utility
- Close to Transport Links
- Immaculately Presented Internally
- 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

Nestled on the charming Somerset Road in Kingston Upon Thames, this exquisite Victorian semi-detached family home offers a perfect blend of classic elegance and modern convenience. With four bedrooms, this property is ideal for families seeking both comfort and style.

As you enter, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the stunning open plan kitchen and dining area, which provides a bright and airy space for culinary creations and family gatherings. The contemporary design seamlessly integrates with the period features, creating a warm and welcoming atmosphere.

The property also boasts two well-appointed bathrooms, ensuring ample facilities for the entire family. A convenient downstairs WC and utility room add to the practicality of this delightful home.

Outside, the property features an outbuilding, offering additional space that can be utilised for various purposes, whether as a home office, gym, or simply extra storage.

With its ideal location in Kingston Upon Thames, you will enjoy easy access to local amenities, schools, and transport links, making it a perfect choice for families and professionals alike. Do not miss the opportunity to make this beautiful property your new home

### 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.

