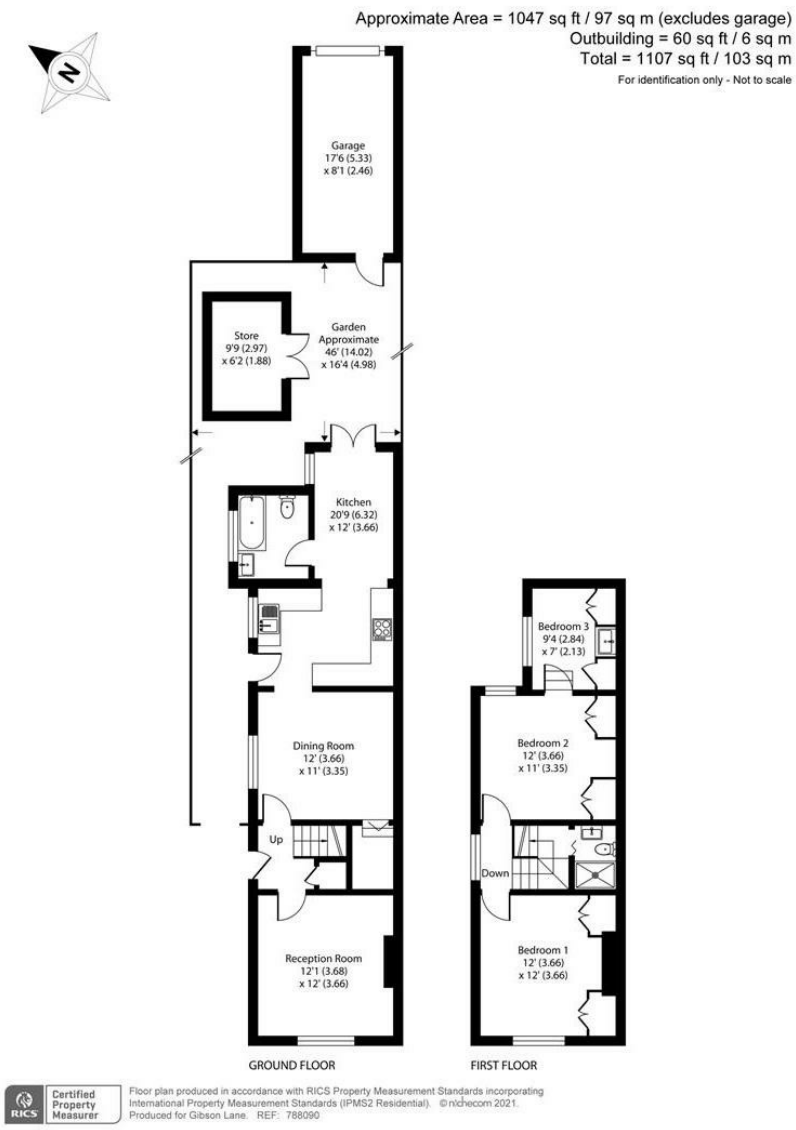
# Arthur Road

Kingston upon Thames KT2 6BA




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Gibson Lane. REF: 788090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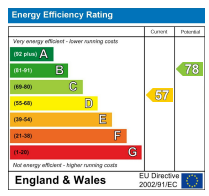


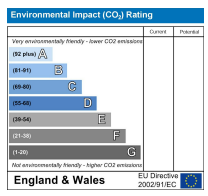


## Important Information

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

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## Guide Price £775,000

- Victorian Semi-Detached Home
- Requires Modernization
- Large Rear Garden
- Off Street Parking
- Potnetial to Extend (STNC)
- Three Bedrooms
- Premium North Kingston Location
- Close to the Station
- EPC Rating - D
- Council Tax - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

## Description

An attractive Victorian Semi Detached house with well balanced accommodation in excess of 1,000sqft arranged over two floors. Internally the property requires modernization and has huge scope to extend (Subject to necessary consent). The exceptionally spacious ground floor comprises two reception rooms, kitchen and bathroom. The first floor offers three bedrooms and a shower room. Outside there is a beautiful easterly facing garden spanning an impressive 46ft, a summer house and a garage. There is also off street parking to the front. An internal viewing is highly recommended to truly appreciate what this charming home has to offer!

## Situation

Arthur Road is a sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. 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 sectors.