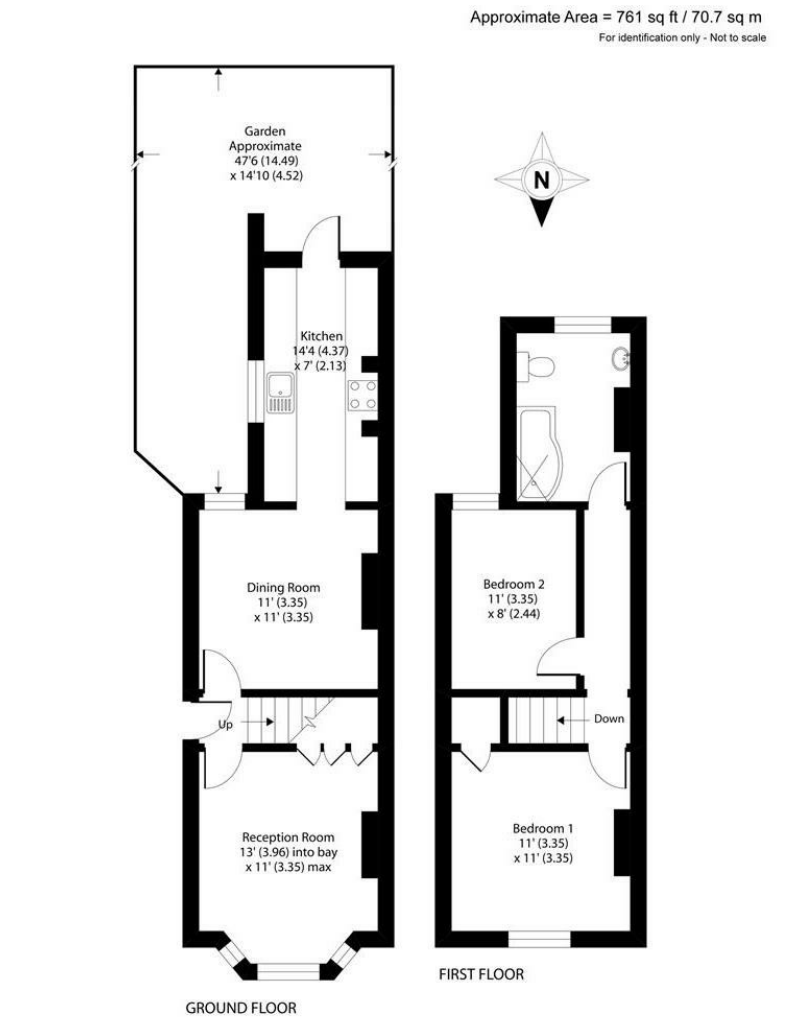
# Portland Road

Kingston upon Thames KT1 2SW





gibson lane

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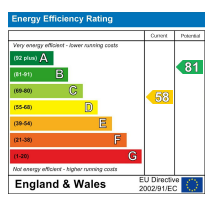


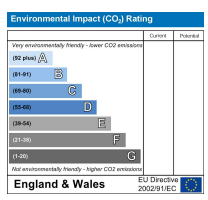



**Important Information**

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
naea | propertymark PROTECTED
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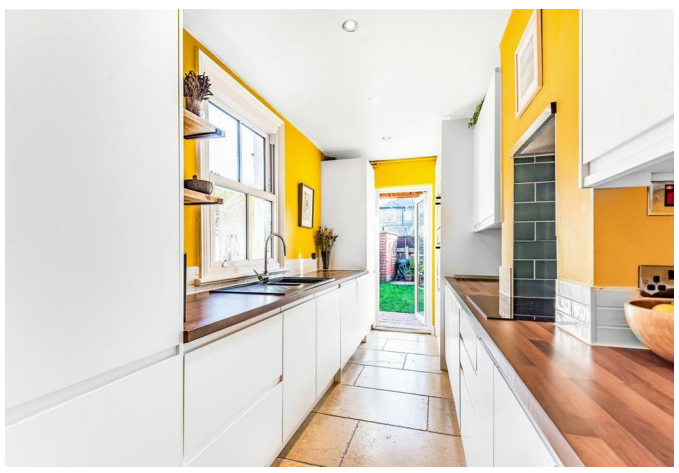


# Portland Road

Kingston Upon Thames KT1 2SW

## Guide Price £625,000

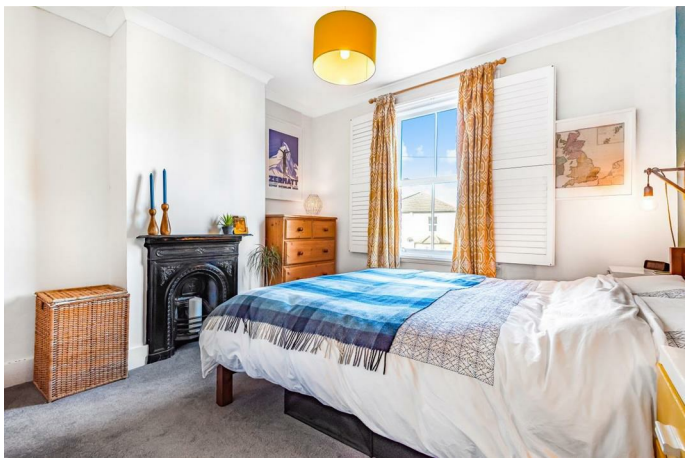
A charming two bedroom semi-detached Victorian home with accommodation approaching 800sqft.

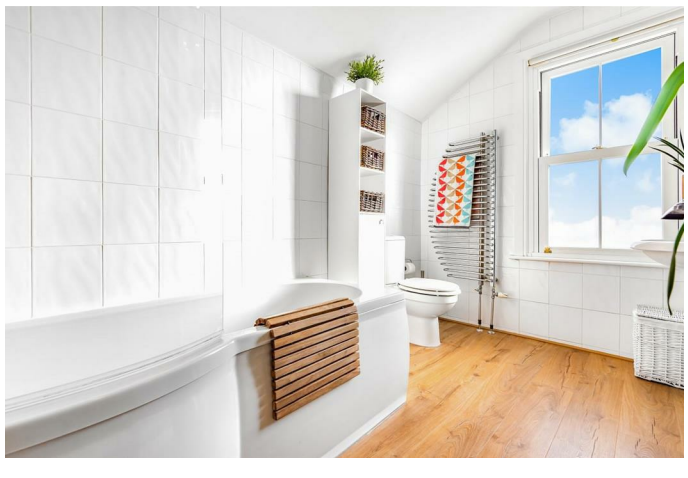
## Description

An attractive brick fronted Victorian semi-detached home ideally situated between Kingston and Surbiton town centres. Internally the house is presented to an exceptional standard with plenty of period features and offers well balanced accommodation approaching 800sqft. The ground floor comprises stunning front reception room with large bay window, spacious dining room and contemporary fitted kitchen which leads directly out onto the lovely landscaped south facing garden. The upper floor provides two double bedrooms and modern bathroom. Further benefits include double glazing throughout, carpenter fitted shelves and cupboards plus plenty of scope to extend (subject to necessary consent).

## 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.





**Tenure:** Freehold
**Local Authority:** Kingston Upon Thames