













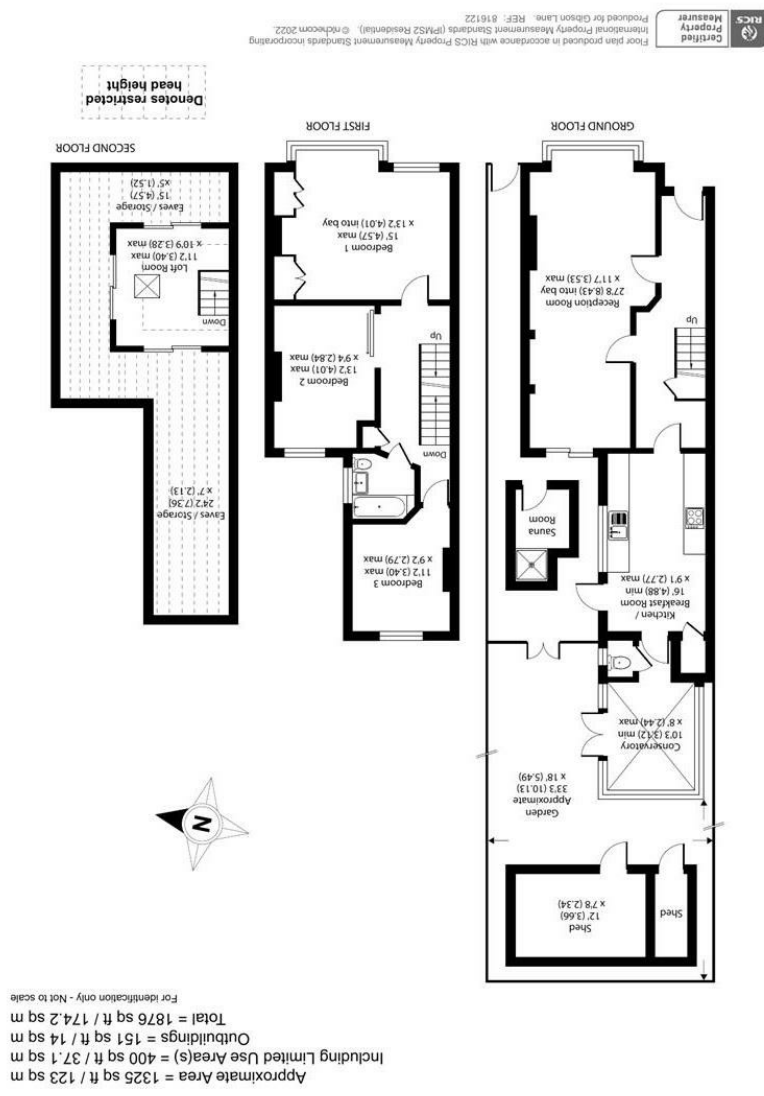


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Energy Efficiency Rating	Environment Impact (CO ₂) Rating
 A 85-95 Very good 100-150 g/kWh Very low	 A 100-150 g/kWh Very low
 B 79-84 Good 90-120 g/kWh Low	 B 90-120 g/kWh Low
 C 69-78 Fair 80-100 g/kWh Medium	 C 80-100 g/kWh Medium
 D 59-68 Fairly poor 70-90 g/kWh High	 D 70-90 g/kWh High
 E 54-58 Poor 65-80 g/kWh High	 E 65-80 g/kWh High
 F 49-53 Poorly rated 55-70 g/kWh Very high	 F 55-70 g/kWh Very high
 G 44-48 Very poor 50-65 g/kWh Very high	 G 50-65 g/kWh Very high



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Cobham Road
 Kingston Upon Thames KT1 3AF



Cobham Road

Kingston Upon Thames KT1 3AF

Guide Price £900,000

An elegant double bay fronted three bedroom semi-detached Victorian residence situated on this popular road moments from Norbiton Station.

Description

An elegant double bay fronted three bedroom semi-detached Victorian residence with accommodation approaching 1350sqft arranged over three floors. The property requires a degree of modernization and the potential to extend (STNC). The ground floor comprises of a double reception room with feature fireplace, eat in Kitchen and conservatory leading directly onto a west facing rear garden. To the upper floors there are three bedrooms, family bathroom and loft room. Externally there is a sauna room and an outbuilding in the rear garden.

Situation

Cobham 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. Kingston Town Centre with its extensive range of shops, bars and restaurants is a short walk. 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.

Tenure: Freehold

Local Authority: Kingston Upon Thames

