
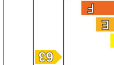
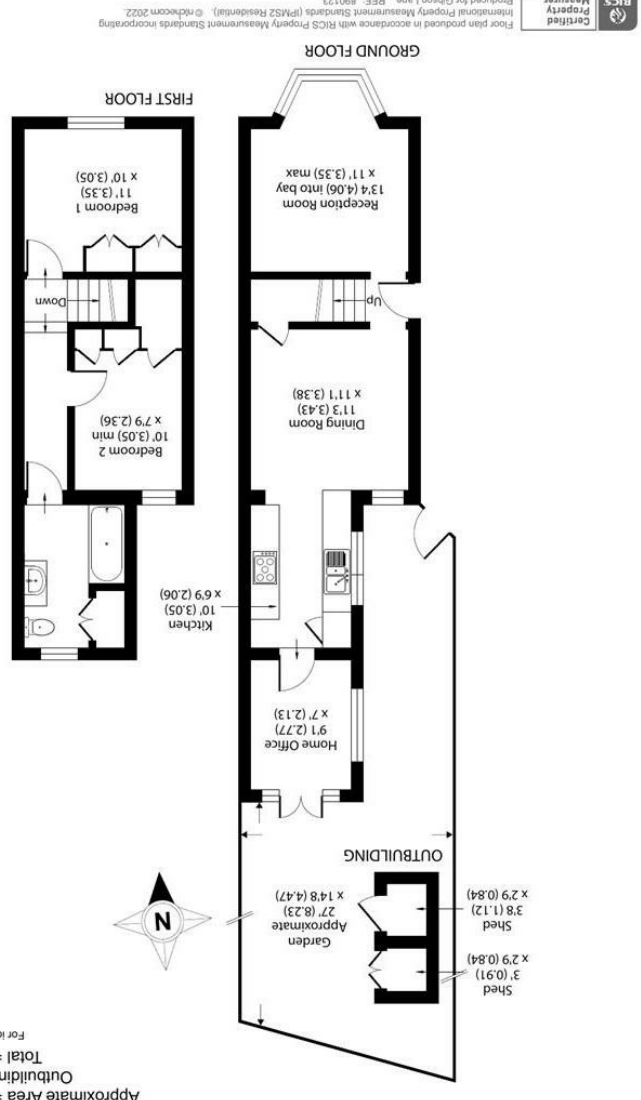


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	Environmental Impact (CO ₂) Rating
 87	 33



Approximate Area = 798 sq ft / 74 sq m
 Outbuilding = 18 sq ft / 2 sq m
 Total = 816 sq ft / 76 sq m
 For identification only - Not to scale

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 Kingston upon Thames
 Surrey
 KT2 5ED
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 Tel: 020 8546 5444





Portland Road
 Kingston Upon Thames KT1 2SW



Guide Price £675,000

- Semi Detached Victorian House
 - Two Double Bedrooms
 - Home Office
 - Potential To Extend (STNC)
 - Immaculately Presented Internally
 - South Facing Garden
 - EPC Rating - D
 - Council Tax Band - D
- * Tenure: Freehold * Local Authority: Kingston Upon Thames

Description

LAUNCH SATURDAY 24TH SEPTEMBER
 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 opens onto a home office and patio doors leading directly out onto a delightfully landscaped south facing garden. The upper floor provides two double bedrooms and modern bathroom, both bedrooms benefitting from fitted wardrobes. Further benefits include double glazing throughout, 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.

