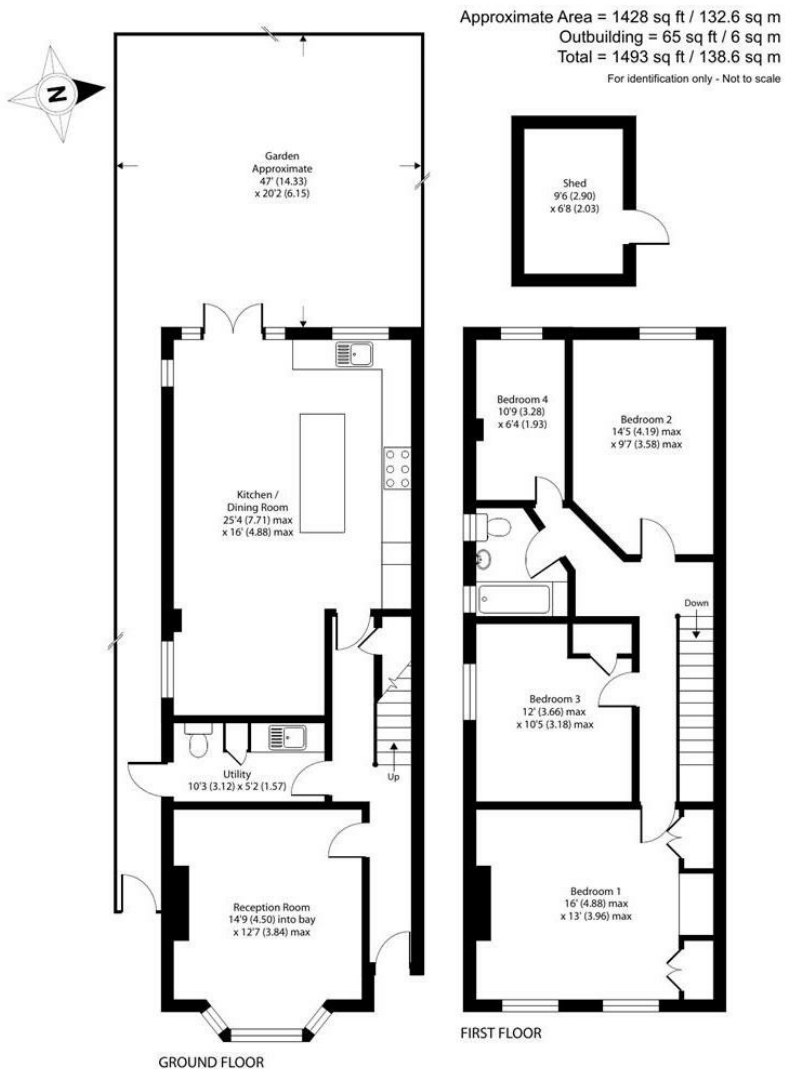
Chatham Road

Kingston upon Thames KT1 3AA



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Gibson Lane. REF: 911750

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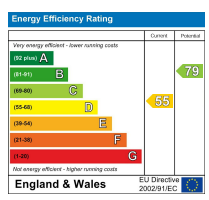

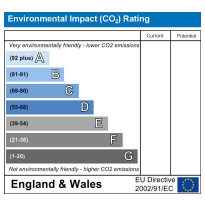

Important Information

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.

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Guide Price £995,000

- Victorian Home
- Four Bedrooms
- 25ft Kitchen/dining/living Room
- 47ft Westerly Facing Rear Garden
- Beautifully Finished Internally
- Scope to Extend into the Loft (STNC)
- South After Location
- Moment from Norbiton Station
- EPC Rating - D
- Council Tax Banding - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An impressive semi-detached period residence situated in this sought after Kingston location. This fine family home has accommodation in approaching 1500sqft arranged over two floors. The property has been fully renovated over recent years and perfectly blends contemporary style with Victorian charm. The ground floor works perfectly for family life and entertaining incorporating an lovely front reception room with feature fireplace and bay window, large utility room with WC and stunning kitchen/dining/family room spanning 25ft with glass double doors leading directly onto a delightfully landscaped westerly aspect rear garden measuring almost 50ft. To the upper floor there are three good double bedrooms plus a fourth bedroom currently being used as a home offer and a modern family bathroom. There is also huge scope to extend into the loft (subject to necessary consent).

Situation

Chatham 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. 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.