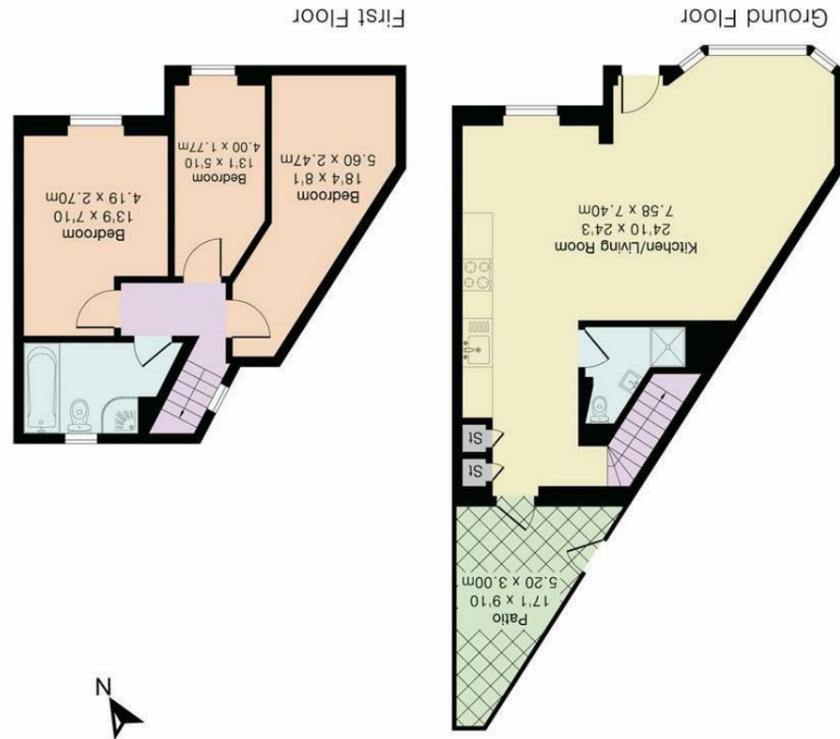




Station Road
Kingston Upon Thames KT2 7AA

Approximate Gross Internal Area 930 sq ft - 87 sq m
 Ground Floor Area 504 sq ft - 47 sq m
 First Floor Area 426 sq ft - 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	C

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress

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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.



Guide Price £600,000

- Modern End of Terrace
- Three Bedroom Two Bathroom
- Open Plan Living Area
- Fully Renovated
- Close to Norbiton Village & Richmond Park
- Excellent Travel Links
- Outstanding School Catchment Area
- EPC Rating B
- Council Tax Band D

Tenure: Freehold
Local Authority: Kingston upon Thames

* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Located on Station Road in Kingston Upon Thames, this modern end terrace house offers a delightful blend of contemporary living and convenience. With three well-proportioned bedrooms and two bathrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

The open plan ground floor creates a spacious living space, ideal for both relaxation and entertaining. The layout allows for seamless interaction between the living and dining areas, making it perfect for social gatherings or quiet evenings at home.

Situated in a central location, this property is a short stroll from the town centre, where you will find an array of shops, restaurants, and leisure facilities. Additionally, excellent travel links are nearby in Norbiton and Kingston train stations, providing easy access to London and other surrounding areas, making it an ideal choice for commuters. Within close proximity to Richmond Park and outstanding school catchment. This charming house not only offers modern amenities but also the advantage of being in a lively community, where you can enjoy the best of both urban and suburban living. Whether you are a first time buyer, family or investor, this property presents a wonderful opportunity to embrace a comfortable lifestyle in Kingston Upon Thames.

Situation

Station 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.

