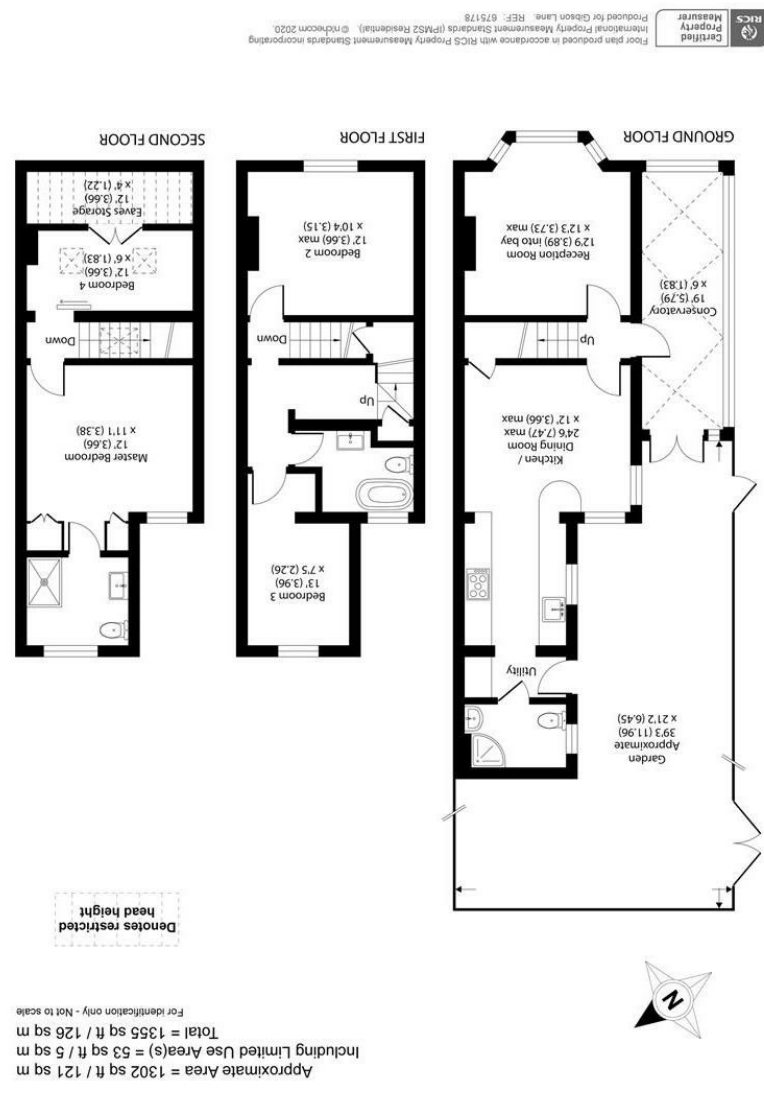


**Important Information** All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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

England & Wales	
Energy Efficiency Rating	A
Environmental Impact (CO <sub>2</sub> ) Rating	B



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



Somerset Road  
 Kingston Upon Thames KT1 3EA



## Somerset Road

Kingston Upon Thames KT1 3EA

Asking Price £715,000

An Attractive 3/4 bed Victorian semi detached house situated on this sought after road in Kingston.

### Description

An attractive four bedroom Victorian semi detached house with accommodation in excess of 1350 sq ft arranged over three floors. The property has been sympathetically extended by the current owners providing a well balanced layout perfect for entertaining and family life. The ground floor comprises of a stunning front reception room with feature fireplace and bay window, conservatory extension to the side perfect as a playroom or additional reception room, leading onto a dining room opening onto a modern fully fitted kitchen with underfloor heating and downstairs WC/Shower/Utility. To the upper floors there are two bedrooms and family bathroom on the first floor and impressive master suite with en-suite in the loft with an additional bedroom/study to the front. Externally there is a private landscaped rear garden and off street parking for one car with double gates.

### Situation

Somerset Road is a popular residential street ideally situated for Kingston town centre with its extensive range of shops, bars, restaurants and station offering a direct service into Waterloo. The A3 which serves both London and the M25 is a short distance away and the standard of schooling in the immediate area is excellent within both the private and public sectors. The property is moments away from Fairfield Park with its acres of open space.

**Tenure:** Freehold

**Local Authority:** Kingston Upon Thames

