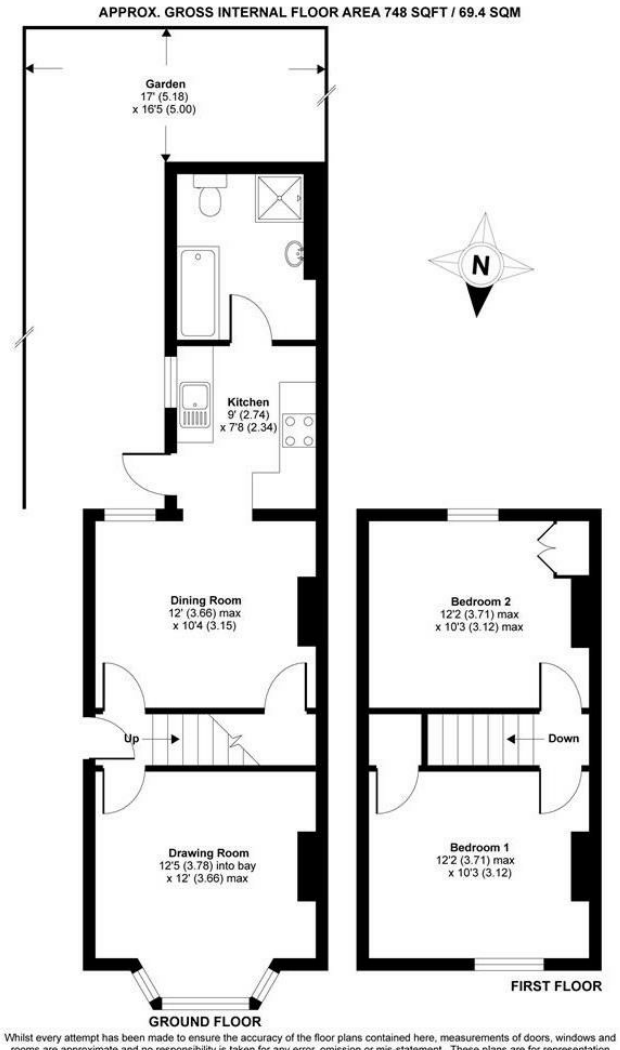
Windsor Road, Kingston Upon Thames, Surrey, KT2

APPROX. GROSS INTERNAL FLOOR AREA 748 SQFT / 69.4 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Gibson Lane and no guarantee as to their operating ability or their efficiency can be given.

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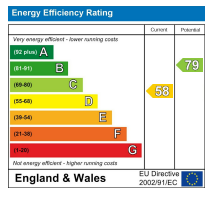

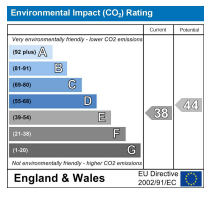

Important Information

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.

The Property Ombudsman
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Guide Price £725,000

- Two Double Bedrooms
- Semi Detached Victorian House
- Period Features
- Close To Town Centre
- Two Reception Rooms
- No Onward Chain
- South Facing Garden
- EPC Rating - D
- Council Tax Band - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive semi-detached Victorian cottage situated in this highly sought after secondary river road in North Kingston. This lovely home has been recently renovated and offers accommodation approaching 750 sqft arranged over two floors and comprises; front reception room with large bay window with shutters and feature fireplace, middle dining room with lovely wooden flooring and an additional fireplace modern fitted galley kitchen, modern bathroom with separate shower and two double bedrooms. Externally there is a private patioed south facing rear garden. The property also offers huge potential to expand via a ground floor extension and a loft conversion which would create an impressive three bedroom family home around 1,000 -1,100sqft. Internal viewings are highly recommended!

Situation

Windsor Road is one of the sought after North Kingston secondary river roads. The property is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors.