

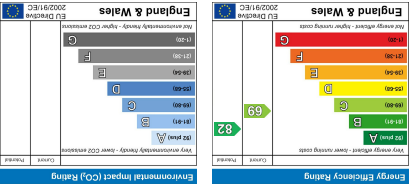


Somerset Road
Kingston Upon Thames KT1 3EA

Approximate Gross Internal Area 1315 sq ft - 122 sq m
(including Eaves Storage)
Ground Floor Area 525 sq ft - 49 sq m
First Floor Area 430 sq ft - 40 sq m
Second Floor Area 360 sq ft - 33 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.



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.

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Redress: We hold independent redress with Property Redress

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 £835,000

- Victorian Semi Detached House
- Immaculately Presented Internally
- Stunning Open- Plan Kitchen/Diner with under floor heating
- Close to Transport links
- Four Bedrooms
- Two Modern Bath/ Shower rooms
- Low Maintenance Garden with outdoor heater
- EPC Rating - C
- 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

Situated on the charming Somerset Road in Kingston upon Thames, this beautifully presented four bedroom Victorian semi-detached home effortlessly combines period character with stylish contemporary living. Spanning an impressive 1315sqft arranged over three floors, the property provides an ideal setting for modern family life.

At the heart of the home is a wonderfully spacious open-plan kitchen diner, designed with both everyday living and entertaining in mind. Bi-folding doors open seamlessly onto a delightful, low-maintenance garden, complete with an outdoor heater for enjoying al fresco dining into the cooler evenings. The beautifully appointed kitchen also benefits from an electrically operated Velux window and underfloor heating.

To the front of the property, an elegant separate reception room offers a welcoming retreat, featuring a striking bay window, feature fireplace and fitted shelving and storage, perfectly complementing the home's Victorian charm.

The first floor comprises two well proportioned bedrooms, a contemporary family bathroom and a dedicated study area, ideal for home working.

Occupying the second floor is a stunning principal bedroom suite, complete with fitted wardrobes and a stylish en-suite shower room. A further bedroom completes this level, offering flexibility for growing families or guests.

Ideally positioned in a sought after residential location, the property is well placed to enjoy everything Kingston upon Thames has to offer, including excellent local schools, a vibrant selection of shops, cafés and restaurants, and convenient transport links.

A charming and versatile family home combining timeless character with modern comforts in a highly desirable location.

Situation

Somerset Road is a sought after residential street, renowned for its friendly neighbourhood and strong sense of community. Ideally positioned within walking distance of both Kingston and Norbiton stations, offering direct services to London Waterloo, the property also enjoys easy access to Kingston town centre and its excellent selection of shops, cafés, bars and restaurants.

The area is particularly well regarded for its excellent choice of state and independent schools, while the nearby A3 provides convenient links to London and the M25. Fairfield Park, with its beautiful open green spaces, is just moments away.

