Staunton Road

Kingston Upon Thames KT2 5TJ

Approximate Area = 1413 sq ft / 131 sq m
Including Limited Use Area(s) = 421 sq ft / 39 sq m
Outbuilding = 35 sq ft / 3 sq m
Total = 1869 sq ft / 173 sq m
For identification only - Not to scale

RICS 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: 805079

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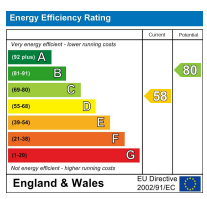

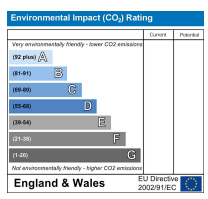

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Kingston Upon Thames KT2 5TJ

Guide Price £1,400,000

A beautiful brick fronted detached Victorian villa situated on one of Kingston's most desirable roads offering accommodation approaching 2000 sqft and potential to extend further (STNC).

Description

LAUNCH DAY 23rd APRIL - CALL NOW TO BOOK YOUR SLOT! A stunning detached, brick fronted Victorian villa with impressive accommodation approaching 2000 sqft presented to an exceptional standard internally with many delightful period features. The ground floor footprint offers a beautiful front reception room with period fireplace and big bay window with double doors opening up onto the modern fitted kitchen which has side access. There is a downstairs WC, plenty of hallway storage and a lovely rear reception room which opens onto a delightfully landscaped garden. The first floor contains three double bedrooms and modern family bathroom. The top floor comprises a luxurious master bedroom with built in wardrobes, a large play area/den which could also be used as storage space and bathroom including separate bath and shower. There is also scope to extend further on the ground floor (Subject to necessary consent), This property is being sold with no onward chain!

Situation

Staunton Road is a particularly sought after residential road ideally situated in the popular North Kingston area. The property is conveniently positioned approximately half a mile from 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 within a mile distance. The standard of schooling in the immediate area is excellent within both the private and state sector.

Tenure: Freehold
Local Authority: Kingston Upon Thames