

England & Wales	
EU Energy Rating	2002/91/EC
Min. energy efficiency class - Approx. energy costs	
A	15-18 kWh/m ² max
B	18-20 kWh/m ² max
C	20-25 kWh/m ² max
D	25-30 kWh/m ² max
E	30-35 kWh/m ² max
F	35-40 kWh/m ² max
G	40-45 kWh/m ² max
H	45-55 kWh/m ² max
I	55-65 kWh/m ² max
J	65-75 kWh/m ² max
K	75-85 kWh/m ² max
L	85-95 kWh/m ² max
M	95-105 kWh/m ² max
N	105-115 kWh/m ² max
O	115-125 kWh/m ² max
P	125-135 kWh/m ² max
Q	135-145 kWh/m ² max
R	145-155 kWh/m ² max
S	155-165 kWh/m ² max
T	165-175 kWh/m ² max
U	175-185 kWh/m ² max
V	185-195 kWh/m ² max
W	195-205 kWh/m ² max
X	205-215 kWh/m ² max
Y	215-225 kWh/m ² max
Z	225-235 kWh/m ² max
AA	235-245 kWh/m ² max
AB	245-255 kWh/m ² max
AC	255-265 kWh/m ² max
AD	265-275 kWh/m ² max
AE	275-285 kWh/m ² max
AF	285-295 kWh/m ² max
AG	295-305 kWh/m ² max
AH	305-315 kWh/m ² max
AI	315-325 kWh/m ² max
AJ	325-335 kWh/m ² max
AK	335-345 kWh/m ² max
AL	345-355 kWh/m ² max
AM	355-365 kWh/m ² max
AN	365-375 kWh/m ² max
AO	375-385 kWh/m ² max
AP	385-395 kWh/m ² max
AQ	395-405 kWh/m ² max
AR	405-415 kWh/m ² max
AS	415-425 kWh/m ² max
AT	425-435 kWh/m ² max
AU	435-445 kWh/m ² max
AV	445-455 kWh/m ² max
AW	455-465 kWh/m ² max
AX	465-475 kWh/m ² max
AY	475-485 kWh/m ² max
AZ	485-495 kWh/m ² max
BA	495-505 kWh/m ² max
BB	505-515 kWh/m ² max
BC	515-525 kWh/m ² max
BD	525-535 kWh/m ² max
BE	535-545 kWh/m ² max
BF	545-555 kWh/m ² max
BG	555-565 kWh/m ² max
BH	565-575 kWh/m ² max
BI	575-585 kWh/m ² max
BJ	585-595 kWh/m ² max
BK	595-605 kWh/m ² max
BL	605-615 kWh/m ² max
BM	615-625 kWh/m ² max
BN	625-635 kWh/m ² max
BO	635-645 kWh/m ² max
BP	645-655 kWh/m ² max
BQ	655-665 kWh/m ² max
BR	665-675 kWh/m ² max
BS	675-685 kWh/m ² max
BT	685-695 kWh/m ² max
BU	695-705 kWh/m ² max
BV	705-715 kWh/m ² max
BW	715-725 kWh/m ² max
BX	725-735 kWh/m ² max
BY	735-745 kWh/m ² max
BZ	745-755 kWh/m ² max
CA	755-765 kWh/m ² max
CB	765-775 kWh/m ² max
CC	775-785 kWh/m ² max
CD	785-795 kWh/m ² max
CE	795-805 kWh/m ² max
CF	805-815 kWh/m ² max
CG	815-825 kWh/m ² max
CH	825-835 kWh/m ² max
CI	835-845 kWh/m ² max
CJ	845-855 kWh/m ² max
CK	855-865 kWh/m ² max
CL	865-875 kWh/m ² max
CM	875-885 kWh/m ² max
CN	885-895 kWh/m ² max
CO	895-905 kWh/m ² max
CP	905-915 kWh/m ² max
CQ	915-925 kWh/m ² max
CR	925-935 kWh/m ² max
CS	935-945 kWh/m ² max
CT	945-955 kWh/m ² max
CU	955-965 kWh/m ² max
CV	965-975 kWh/m ² max
CW	975-985 kWh/m ² max
CX	985-995 kWh/m ² max
CY	995-1005 kWh/m ² max
CZ	1005-1015 kWh/m ² max
DA	1015-1025 kWh/m ² max
DB	1025-1035 kWh/m ² max
DC	1035-1045 kWh/m ² max
DD	1045-1055 kWh/m ² max
DE	1055-1065 kWh/m ² max
DF	1065-1075 kWh/m ² max
DG	1075-1085 kWh/m ² max
DH	1085-1095 kWh/m ² max
DI	1095-1105 kWh/m ² max
DJ	1105-1115 kWh/m ² max
DK	1115-1125 kWh/m ² max
DL	1125-1135 kWh/m ² max
DM	1135-1145 kWh/m ² max
DN	1145-1155 kWh/m ² max
DO	1155-1165 kWh/m ² max
DP	1165-1175 kWh/m ² max
DQ	1175-1185 kWh/m ² max
DR	1185-1195 kWh/m ² max
DS	1195-1205 kWh/m ² max
DT	1205-1215 kWh/m ² max
DU	1215-1225 kWh/m ² max
DV	1225-1235 kWh/m ² max
DW	1235-1245 kWh/m ² max
DX	1245-1255 kWh/m ² max
DY	1255-1265 kWh/m ² max
DZ	1265-1275 kWh/m ² max
EA	1275-1285 kWh/m ² max
EB	1285-1295 kWh/m ² max
EC	1295-1305 kWh/m ² max
ED	1305-1315 kWh/m ² max
EE	1315-1325 kWh/m ² max
EF	1325-1335 kWh/m ² max
EG	1335-1345 kWh/m ² max
EH	1345-1355 kWh/m ² max
EI	1355-1365 kWh/m ² max
EJ	1365-1375 kWh/m ² max
EK	1375-1385 kWh/m ² max
EL	1385-1395 kWh/m ² max
EM	1395-1405 kWh/m ² max
EN	1405-1415 kWh/m ² max
EO	1415-1425 kWh/m ² max
EP	1425-1435 kWh/m ² max
EQ	1435-1445 kWh/m ² max
ER	1445-1455 kWh/m ² max
ES	1455-1465 kWh/m ² max
ET	1465-1475 kWh/m ² max
EU	1475-1485 kWh/m ² max
EV	1485-1495 kWh/m ² max
EW	1495-1505 kWh/m ² max
EX	1505-1515 kWh/m ² max
EY	1515-1525 kWh/m ² max
EZ	1525-1535 kWh/m ² max
FA	1535-1545 kWh/m ² max
FB	1545-1555 kWh/m ² max
FC	1555-1565 kWh/m ² max
FD	1565-1575 kWh/m ² max
FE	1575-1585 kWh/m ² max
FF	1585-1595 kWh/m ² max
FG	1595-1605 kWh/m ² max
FH	1605-1615 kWh/m ² max
FI	1615-1625 kWh/m ² max
FJ	1625-1635 kWh/m ² max
FK	1635-1645 kWh/m ² max
FL	1645-1655 kWh/m ² max
FM	1655-1665 kWh/m ² max
FN	1665-1675 kWh/m ² max
FO	1675-1685 kWh/m ² max
FP	1685-1695 kWh/m ² max
FQ	1695-1705 kWh/m ² max
FR	1705-1715 kWh/m ² max
FS	1715-1725 kWh/m ² max
FT	1725-1735 kWh/m ² max
FU	1735-1745 kWh/m ² max
FV	1745-1755 kWh/m ² max
FW	1755-1765 kWh/m ² max
FX	1765-1775 kWh/m ² max
FY	1775-1785 kWh/m ² max
FZ	1785-1795 kWh/m ² max
GA	1795-1805 kWh/m ² max
GB	1805-1815 kWh/m ² max
GC	1815-1825 kWh/m ² max
GD	1825-1835 kWh/m ² max
GE	1835-1845 kWh/m ² max
GF	1845-1855 kWh/m ² max
GG	1855-1865 kWh/m ² max
GH	1865-1875 kWh/m ² max
GI	1875-1885 kWh/m ² max
GJ	1885-1895 kWh/m ² max
GK	1895-1905 kWh/m ² max
GL	1905-1915 kWh/m ² max
GM	1915-1925 kWh/m ² max
GN	1925-1935 kWh/m ² max
GO	1935-1945 kWh/m ² max
GP	1945-1955 kWh/m ² max
GQ	1955-1965 kWh/m ² max
GR	1965-1975 kWh/m ² max
GS	1975-1985 kWh/m ² max
GT	1985-1995 kWh/m ² max
GU	1995-2005 kWh/m ² max
GV	2005-2015 kWh/m ² max
GW	2015-2025 kWh/m ² max
GX	2025-2035 kWh/m ² max
GY	2035-2045 kWh/m ² max
GZ	2045-2055 kWh/m ² max
HA	2055-2065 kWh/m ² max
HB	2065-2075 kWh/m ² max
HC	2075-2085 kWh/m ² max
HD	2085-2095 kWh/m ² max
HE	2095-2105 kWh/m ² max
HF	2105-2115 kWh/m ² max
HG	2115-2125 kWh/m ² max
HH	2125-2135 kWh/m ² max
HI	2135-2145 kWh/m ² max
HJ	2145-2155 kWh/m ² max
HK	2155-2165 kWh/m ² max
HL	2165-2175 kWh/m ² max
HM	2175-2185 kWh/m ² max
HN	2185-2195 kWh/m ² max
HO	2195-2205 kWh/m ² max
HP	2205-2215 kWh/m ² max
HQ	2215-2225 kWh/m ² max
HR	2225-2235 kWh/m ² max
HS	2235-2245 kWh/m ² max
HT	2245-2255 kWh/m ² max
HU	2255-2265 kWh/m ² max
HV	2265-2275 kWh/m ² max
HW	2275-2285 kWh/m ² max
HX	2285-2295 kWh/m ² max
HY	2295-2305 kWh/m ² max
HZ	2305-2315 kWh/m ² max
IA	2315-2325 kWh/m ² max
IB	2325-2335 kWh/m ² max
IC	2335-2345 kWh/m ² max
ID	2345-2355 kWh/m ² max
IE	2355-2365 kWh/m ² max
IF	2365-2375 kWh/m ² max
IG	2375-2385 kWh/m ² max
IH	2385-2395 kWh/m ² max
II	2395-2405 kWh/m ² max
IJ	2405-2415 kWh/m ² max
IK	2415-2425 kWh/m ² max
IL	2425-2435 kWh/m ² max
IM	2435-2445 kWh/m ² max
IN	2445-2455 kWh/m ² max
IO	2455-2465 kWh/m ² max
IP	2465-2475 kWh/m ² max
IQ	2475-2485 kWh/m ² max
IR	2485-2495 kWh/m ² max
IS	2495-2505 kWh/m ² max
IT	2505-2515 kWh/m ² max
IU	2515-2525 kWh/m ² max
IV	2525-2535 kWh/m ² max
IW	2535-2545 kWh/m ² max
IX	2545-2555 kWh/m ² max
IY	2555-2565 kWh/m ² max
IZ	2565-2575 kWh/m ² max
JA	2575-2585 kWh/m ² max
JB	2585-2595 kWh/m ² max
JC	2595-2605 kWh/m ² max
JD	2605-2615 kWh/m ² max
JE	2615-2625 kWh/m ² max
JF	2625-2635 kWh/m ² max
JG	2635-2645 kWh/m ² max
JH	2645-2655 kWh/m ² max
JI	2655-2665 kWh/m ² max
JJ	2665-2675 kWh/m ² max
JK	2675-2685 kWh/m ² max
JL	2685-2695 kWh/m ² max
JM	2695-2705 kWh/m ² max
JN	2705-2715 kWh/m ² max
JO	2715-2725 kWh/m ² max
JP	2725-2735 kWh/m ² max
JQ	2735-2745 kWh/m ² max
JR	2745-2755 kWh/m ² max
JS	2755-2765 kWh/m ² max
JT	2765-2775 kWh/m ² max
JU	2775-2785 kWh/m ² max
JV	2785-2795 kWh/m ² max
JW	2795-2805 kWh/m ² max
JX	2805-2815 kWh/m ² max
JY	2815-2825 kWh/m ² max
JZ	2825-2835 kWh/m ² max
KA	2835-2845 kWh/m ² max
KB	2845-2855 kWh/m ² max
KC	2855-2865 kWh/m ² max
KD	2865-2875 kWh/m ² max
KE	2875-2885 kWh/m ² max
KF	2885-2895 kWh/m ² max
KG	2895-2905 kWh/m ² max
KH	2905-2915 kWh/m ² max
KI	2915-2925 kWh/m ² max
KJ	2925-2935 kWh/m ² max
KK	2935-2945 kWh/m ² max
KL	2945-2955 kWh/m ² max
KM	2955-2965 kWh/m ² max
KN	2965-2975 kWh/m ² max
KO	2975-2985 kWh/m ² max
KP	2985-2995 kWh/m ² max
KQ	2995-3005 kWh/m ² max
KR	3005-3015 kWh/m ² max
KS	3015-3025 kWh/m ² max
KT	3025-3035 kWh/m ² max
KU	3035-3045 kWh/m ² max
KV	3045-3055 kWh/m ² max
KW	3055-3065 kWh/m ² max
KX	3065-3075 kWh/m ² max
KY	3075-3085 kWh/m ² max
KZ	3085-3095 kWh/m ² max
LA	3095-3105 kWh/m ² max
LB	3105-3115 kWh/m ² max
LC	3115-3125 kWh/m ² max
LD	3125-3135 kWh/m ² max
LE	3135-3145 kWh/m ² max
LF	3145-3155 kWh/m ² max
LG	3155-3165 kWh/m ² max
LH	3165-3175 kWh/m ² max
LI	3175-3185 kWh/m ² max
LJ	3185-3195 kWh/m ² max
LK	3195-3205 kWh/m ² max
LL	3205-3215 kWh/m ² max
LM	3215-3225 kWh/m ² max
LN	3225-3235 kWh/m ² max
LO	3235-3245 kWh/m ² max
LP	3245-3255 kWh/m ² max
LQ	3255-3265 kWh/m ² max
LR	3265-3275 kWh/m ² max
LS	3275-3285 kWh/m ² max
LT	3285-3295 kWh/m ² max
LU	3295-3305 kWh/m ² max
LV	3305-3315 kWh/m ² max
LW	3315-3325 kWh/m ² max
LX	3325-3335 kWh/m ² max
LY	3335-3345 kWh/m ² max
LZ	3345-3355 kWh/m ² max
MA	3355-3365 kWh/m ² max
MB	3365-3375 kWh/m ² max
MC	3375-3385 kWh/m ² max
MD	3385-3395 kWh/m ² max
ME	3395-3405 kWh/m ² max
MF	3405-3415 kWh/m ² max
MG	3415-3425 kWh/m ² max
MH	3425-3435 kWh/m ² max
MI	3435-3445 kWh/m ² max
MJ	3445-3455 kWh/m ² max
MK	3455-3465 kWh/m ² max
ML	3465-3475 kWh/m ² max
MM	3475-3485 kWh/m ² max
MN	3485-3495 kWh/m ² max
MO	3495-3505 kWh/m ² max
MP	3505-3515 kWh/m ² max
MQ	3515-3525 kWh/m ² max
MR	3525-3535 kWh/m ² max
MS	3535-3545 kWh/m ² max
MT	3545-3555 kWh/m ² max
MU	3555-3565 kWh/m ² max
MV	3565-3575 kWh/m ² max
MW	3575-3585 kWh/m ² max
MX	3585-3595 kWh/m ² max
MY	3595-3605 kWh/m ² max
MZ	360



Guide Price £800,000

- Detached Victorian Villa
 - Sold with No Onward Chain
 - Three Spacious Double Bedrooms
 - Generous Ground Floor Footprint
 - Two Bathrooms

* Tenure: Freehold
- Moments from Fairfield Green
 - Close to Train Station
 - Sought After Location
 - EPC Rating - D

* Local Authority: Kingston upon Thames

Description

This exquisite Victorian detached home offers a perfect blend of classic elegance and modern convenience. With a excellent footprint in excess of 1200sqft, the property boasts spacious accommodation across two floors, making it an ideal choice for families or those seeking ample living space.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. With three generously sized double bedrooms, there is plenty of room. The property also includes two well-designed bathrooms.

Notably, this home has been thoughtfully extended on both the ground and first floors, enhancing its living space while maintaining its original charm. The excellent location places you just moments away from the picturesque Fairfield Green, providing a lovely outdoor space.

Being sold chain-free, this property presents a rare opportunity to acquire a delightful home in a sought-after area. Whether you are looking to settle down or invest, this Victorian gem is sure to impress with its character, space, and prime location. Do not miss the chance to make this wonderful house your new home.

Situation

Caversham Road is a popular residential street conveniently situated for Kingston town centre with its extensive range of shops, bars and restaurants and overground station with a direct service into Waterloo. Fairfield Park offering its many acres of open space is just 250 yards away. The standard of schooling in the immediate area is excellent within both the private and state sectors.

