



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



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# Craven Road, Kingston Upon Thames

Asking Price £800,000



**NO CHAIN! Rare Opportunity: Charming Victorian 3-Bedroom Semi-Detached House with Garden, Now Available! No Chain, Move-in Ready. Experience the allure of Victorian architecture with modern comforts. Contact us today for a viewing before it's gone!**

Unit 5 Coppergate Mews Brighton Road, Surbiton KT6 5NE | 0300 666 1111  
surbiton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Surbiton Sigma Ltd | Registered Address: 94 Central Road, Worcester Park, KT4 8HU | Registered Number: 13832051 England and Wales | VAT No: 990 0008 94 with the written consent of Hunters Franchising Limited.



## KEY FEATURES

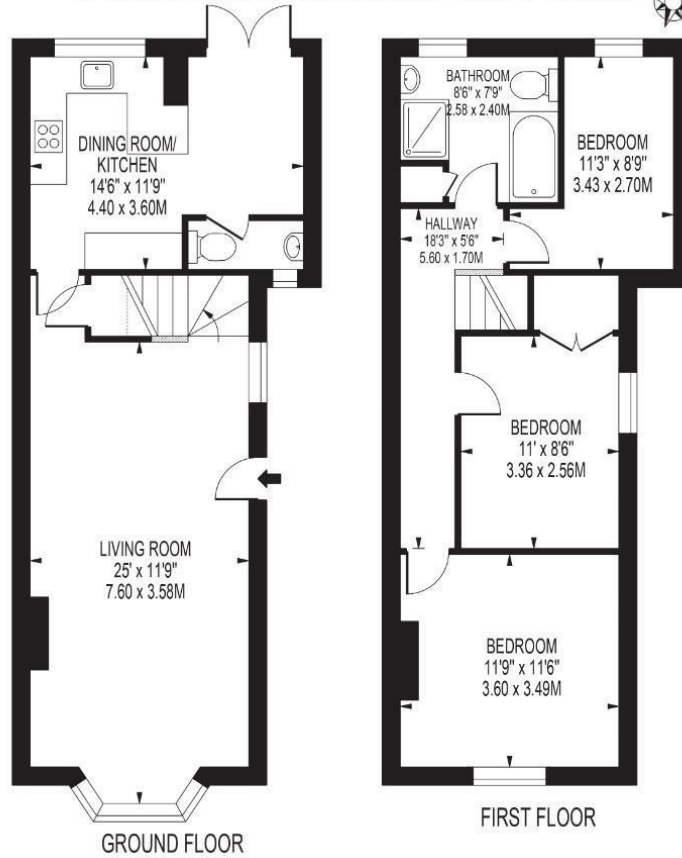
- No Chain
- Private Garden
- Three Bedrooms
- Period property
- Victorian Fireplaces
- Semi Detached
- Excellent Transport Links
- Close to Local Amenities
- Viewings are Highly Recommended





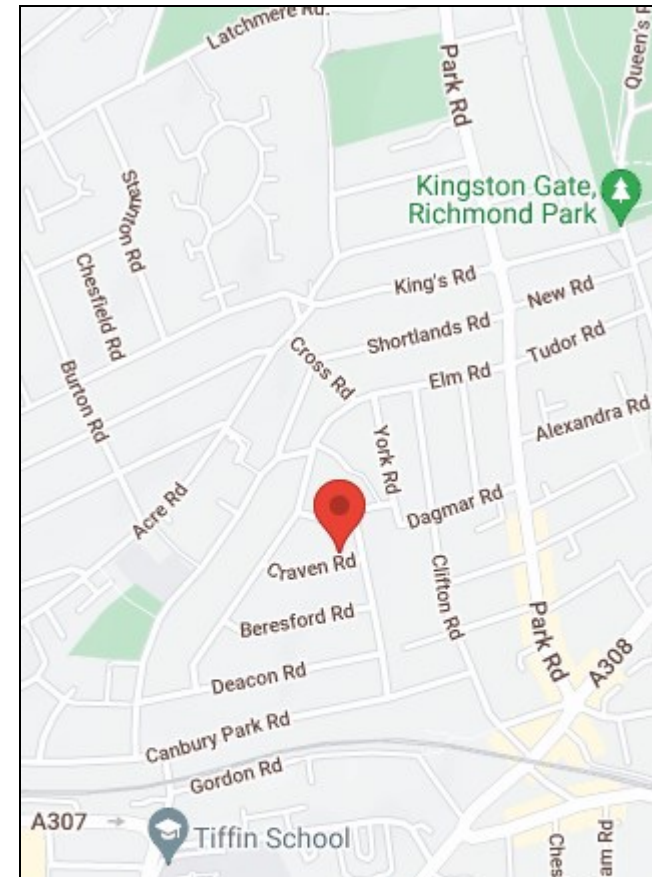
# CRAVEN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 985 SQ FT - 91.50 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND TELL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>63</b>	Potential: <b>83</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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