



7A COBHAM ROAD KINGSTON UPON THAMES, KT1 3AE

£450,000
SHARE OF FREEHOLD

Nestled on Cobham Road in the desirable area of Kingston Upon Thames, this charming two-bedroom first-floor maisonette presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. Spanning an impressive 743 square feet, the property boasts a well-proportioned reception room, perfect for relaxation and entertaining.

Upon entering, you will appreciate the private entrance that adds a touch of exclusivity to this delightful home. The layout is thoughtfully designed, providing a seamless flow between the living spaces. The two bedrooms are generously sized, offering ample room for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for residents and guests alike.

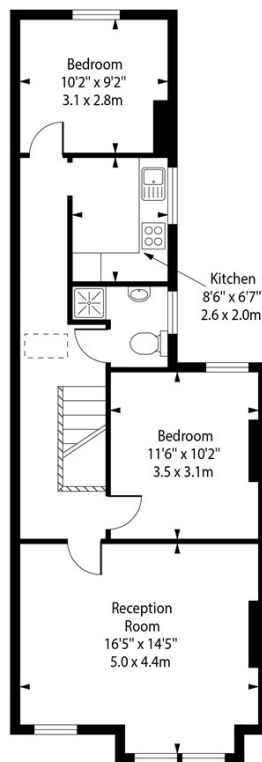
One of the standout features of this maisonette is its prime location in central Norbiton, which offers easy access to the picturesque River Thames, ideal for leisurely strolls or weekend picnics. Additionally, the area is renowned for its outstanding schools, making it an attractive choice for families seeking quality education for their children.



7A Cobham Road,
Kingston,
Surrey, KT1 3AE



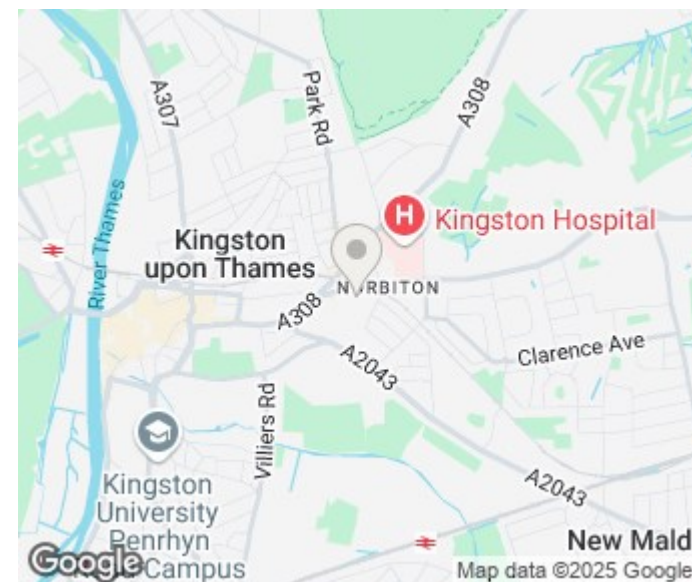
Ground Floor
Entrance



First Floor

Approx Gross Internal Area 743 Sq Ft - 69.0 Sq M

For Illustration Purposes Only - Not To Scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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