

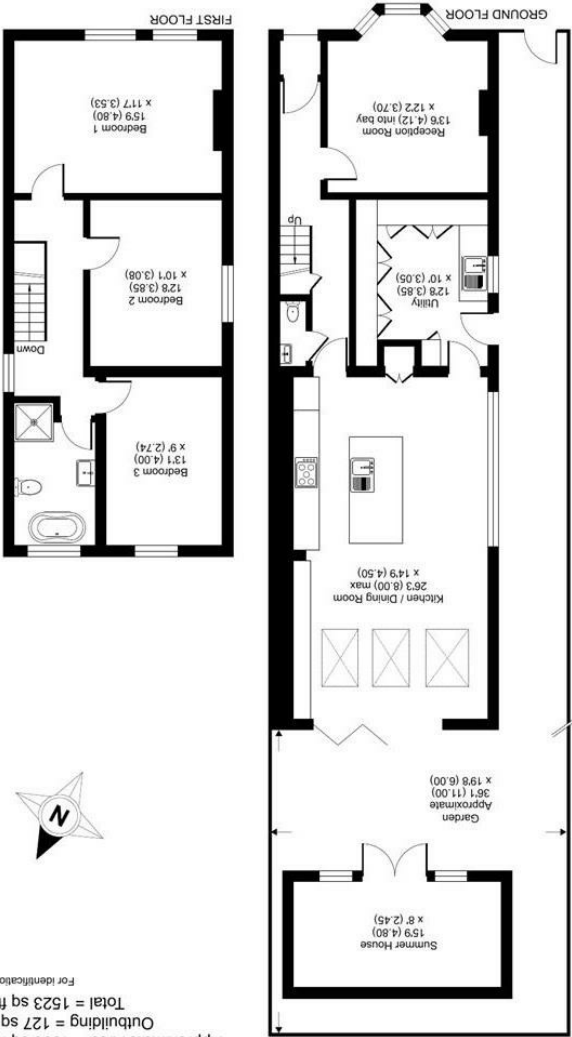


Shortlands Road
Kingston Upon Thames KT2 6HF

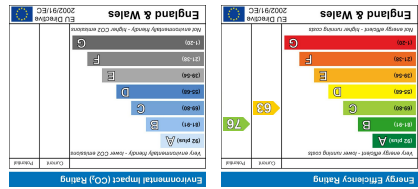
gibson lane

34 Richmond Road
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Surrey
KT2 5ED
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Approximate Area = 1396 sq ft / 129.6 sq m
Outbuilding = 127 sq ft / 11.7 sq m
Total = 1523 sq ft / 141.4 sq m
For identification only - Not to scale



Ⓜ Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential), © Reddcom 2025.
Produced for Gibson Lane, REF: 1317188



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 £1,250,000

- Detached Victorian Villa
- Beautifully Presented
- Generous Accommodation in Excess of 1500sqft (Inc. Outbuilding).
- Impressive Open Plan Kitchen/Dining Room
- Outbuilding
- Huge Potential to Extend into the Loft (STNC)
- Extremely Sought After Road
- Moments from Richmond Park
- EPC Rating - D
- Council Tax Banding - TBC

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

This beautifully presented Victorian villa offers a perfect blend of classic charm and modern living. The property boasts a generous footprint, providing ample space for families or those seeking a comfortable home in excess of 1500sqft including outbuilding.

The ground floor provides a lovely front reception room with bay window, downstairs WC and generous utility room. To the rear of the house is the highlight of this home, a stunning ground floor extension, which features an open plan kitchen and dining room spanning an impressive 26ft deep. This contemporary space is perfect for family life and entertaining guests and contains large bi-folding doors leading out onto a delightfully landscaped rear garden complete with modern summer house, for use as a home office, gym, or additional living space. The garden provides a tranquil retreat, perfect for enjoying the outdoors.

Upstairs the property comprises three well-proportioned bedrooms and a family bathroom. There is huge scope to extend into the loft subject to necessary consents (STNC) which would create either two further bedrooms and an additional bathroom, or an enormous master suite with walk through dressing room and en-suite bathroom.

This detached Victorian house is situated on a highly sought-after road, making it an attractive option for those looking to settle in a vibrant community. With its blend of period features and modern amenities, this property is a rare find in Kingston Upon Thames. Don't miss the opportunity to make this charming home your own.

Situation

Shortlands Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, the River Thames and 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 a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.

