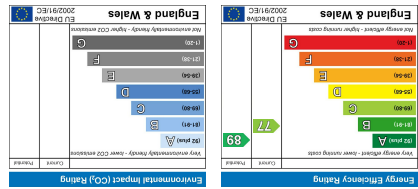


Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Portman Road
Kingston Upon Thames KT1 3DY



Guide Price £625,000

- No Onward Chain
 - Victorian Semi-Detached Home
 - Three Bedrooms
 - Private 40ft Rear Garden
 - Scope to Extend (STNC)
 - Well Presented Internally
 - Sought After Location
 - Close to Fairfield Recreation Grounds
 - Close To Transport Links
 - EPC Rating - C
- * Tenure: Freehold
- * Local Authority: Kingston upon Thames

Description

This charming semi-detached house presents an excellent opportunity for families and investors alike. Boasting three well-proportioned bedrooms, this home offers ample space for comfortable living. The property features a front living room (currently used as a bedroom), dining room, galley kitchen and bathroom on the ground floor. The first floor provides three bedrooms. There is also a loft currently used for storage. Solar panels have been installed on the roof which are currently on a FIT (Feed-in Tariff).

Additionally, the property offers significant potential for expansion, allowing for the possibility of extending the home on the ground floor and/or into the loft space (subject to necessary planning consent), which would allow a purchaser to tailor the property to their desired size, layout and specification, further enhancing it's appeal.

Externally there is a lovely private rear garden, providing an outdoor space for relaxation and recreation. The garden is an ideal setting for summer barbecues or unwinding after a long day.

In summary, this semi-detached house on Portman Road is a fantastic opportunity for anyone seeking a family home with room to grow. With its spacious layout, private garden, and potential for expansion, it is a property not to be missed. Sold with no onward chain.

Situation

Portman Road is conveniently situated approximately 1/2 mile from Kingston Town Centre with its extensive range of shops, bars, restaurants and station. Fairfield Recreation Park offering its many acres of open space is moments away and the River Thames is close by. The standard of schooling in the area is excellent within both the private and state sectors.

