



Arthur Road, Kingston Upon Thames

The **PERSONAL** Agent

# £825,000

## Freehold

- Three Bedrooms + Study
- Semi Detached
- Lounge / Dining Room
- Extended Kitchen
- 22ft Principal Bedroom
- Ensuite Shower Room
- 65ft Garden
- Walk to Town Centre & Norbiton Station



Situated in a highly sought after road in north Kingston, equidistant between the town centre and Richmond Park is this charming, three bedroom Victorian home.

The property offers a 32ft lounge / dining room which oozes period character with two exposed brick fireplaces, hard wood flooring and sash windows. Accommodation flows into the modern, extended kitchen with a glazed roof allowing in plenty of natural light. Further to the ground floor is a contemporary family bathroom and w/c.

A turning staircase takes you to the first floor where there are two spacious double bedrooms, one with a study off it which could easily be used as a dressing or cot room, through which is a handy separate w/c.

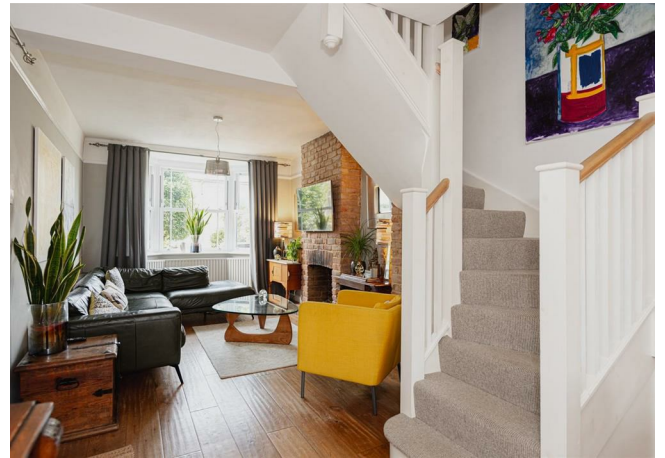
The impressive principal bedroom is in the converted loft space and measures 22ft in length and is served by a large ensuite shower room with a walk in shower.

To the rear of the property is a much larger than

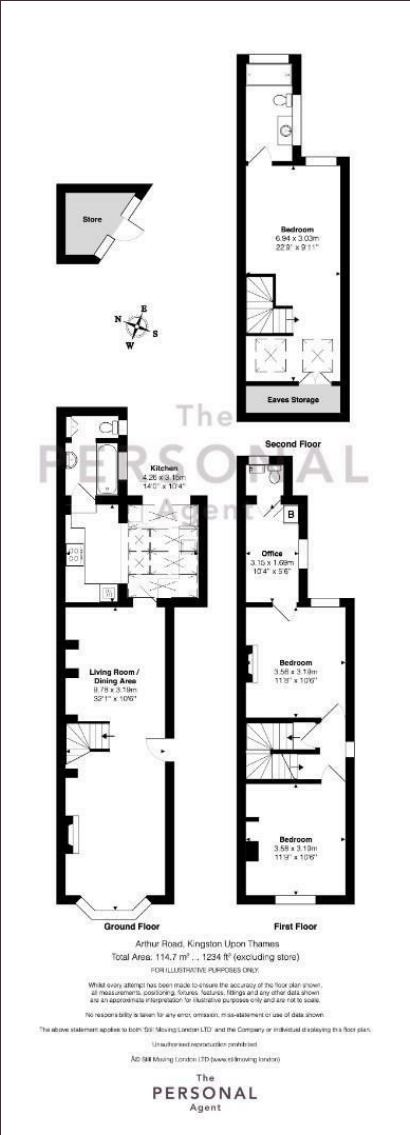
average, 65ft mature garden which enjoys a fantastic degree of privacy.

Early viewing essential. Sole agents.

Arthur Road is a highly sought after location in north Kingston, ideally situated within easy walking distance of the town centre, both Norbiton and Kingston railway stations, and within half a mile of a selection of Ofsted rated 'Good' and 'Outstanding' schools.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

