



Cross Road, Kingston Upon Thames, KT2 6HG

welcome to

Cross Road, Kingston Upon Thames

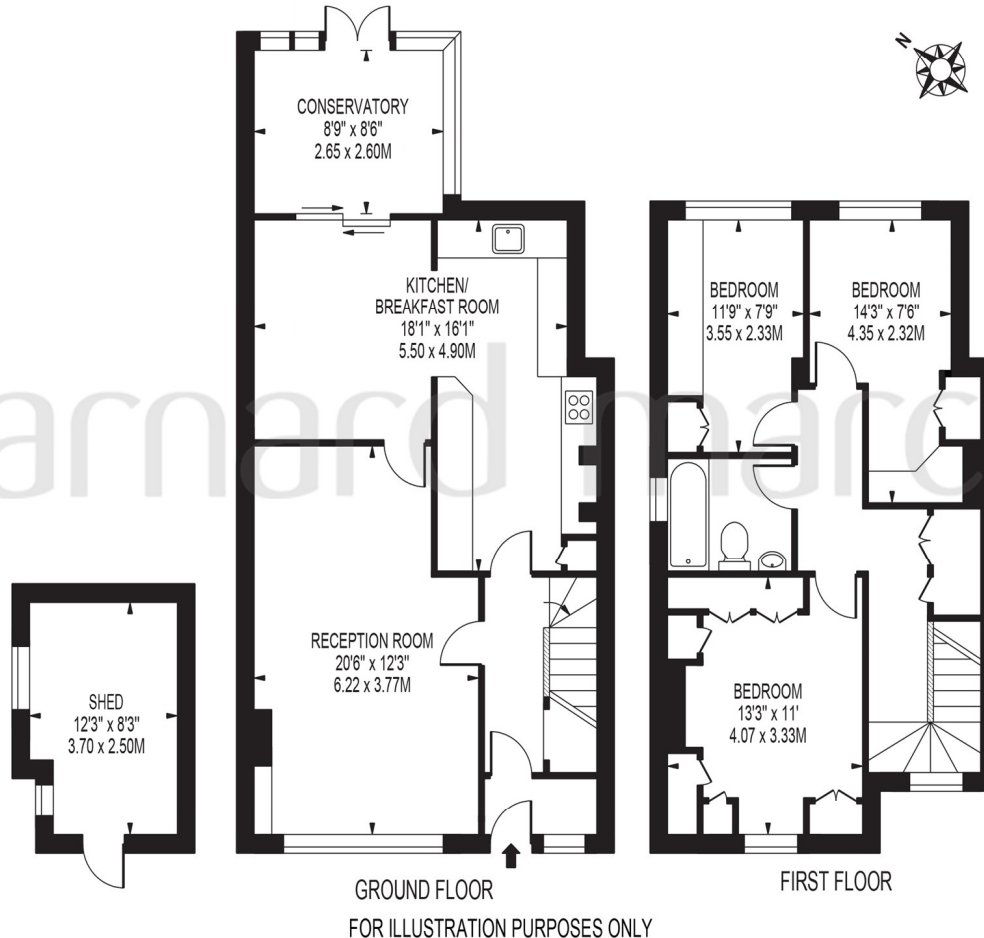
Residing on a quite residential road just 0.6 miles from Kingston station/town centre, this three double bedroom semi-detached home spans nearly 1,200 sq ft of airy living accommodation with an unlimited amount of potential waiting to be discovered.



CROSS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1182 SQ FT - 109.77 SQ M
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 94 SQ FT - 8.77 SQ M



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 FULL 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.

Residing on a quite residential road just 0.6 miles from Kingston station/town centre, this three double bedroom semi-detached home spans nearly 1,200 sq ft of airy living accommodation with the additional benefit of falling within the catchments for both good to outstanding primary & secondary schools making it the perfect family home.

The home begins with a vast reception that adjoins an equally spacious kitchen/diner area. The kitchen itself offers a tremendous amount of storage as well as counter top space with the ability to covert these separate areas to open plan subject to planning permission. The conservatory grants access to the rear garden which includes a versatile garden house. Rear extension potential also subject to planning permission.

The top floor of this charming family home lends itself to three double bedrooms with the addition of a three piece family bathroom. Loft extension potential can also be found, subject to planning permission.

With the additional benefit of a chain free sale as well as permitted on street parking; this home is certain to be popular so immediate inspection is advised.

welcome to

Cross Road, Kingston Upon Thames

- Three Double Bedrooms
- Semi-Detached
- Chain Free
- 0.6 Miles To Kingston Town Centre
- Extension Potential (STPP)

Tenure: Freehold EPC Rating: D

offers in excess of

£750,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUR108716



Property Ref:
SUR108716 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8390 8181



Surbiton@barnardmarcus.co.uk



5A Surbiton Parade St. Marks Hill, SURBITON,
Surrey, KT6 4RB



barnardmarcus.co.uk