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## Uxbridge Road, Kingston Upon Thames, KT1 2LL

Chain Free - A rarely available, spacious three bedroom town house, with good size living accommodation a study/4th bedroom, garage and a large garden. Located within a prime river road location, walking distance of Surbiton & Kingston town centres, Surbiton mainline station and high street, as well as being just a moments walk from the river Thames. The many benefits include a welcoming large entrance hallway, ground floor study/4th bedroom, utility room with a door to the garden and a wc. On the first floor a large sitting room to the front and a good size kitchen breakfast room to the rear. On the top floor two double bedrooms plus a good size single, white bathroom suite with walk in shower and gas central heating. Driveway and garage to the front and a garden with side access to the rear. We are informed the property also benefits from a new roof (2022). Sold with no onward chain. A fantastic opportunity to purchase a house in one of the areas most desirable locations.

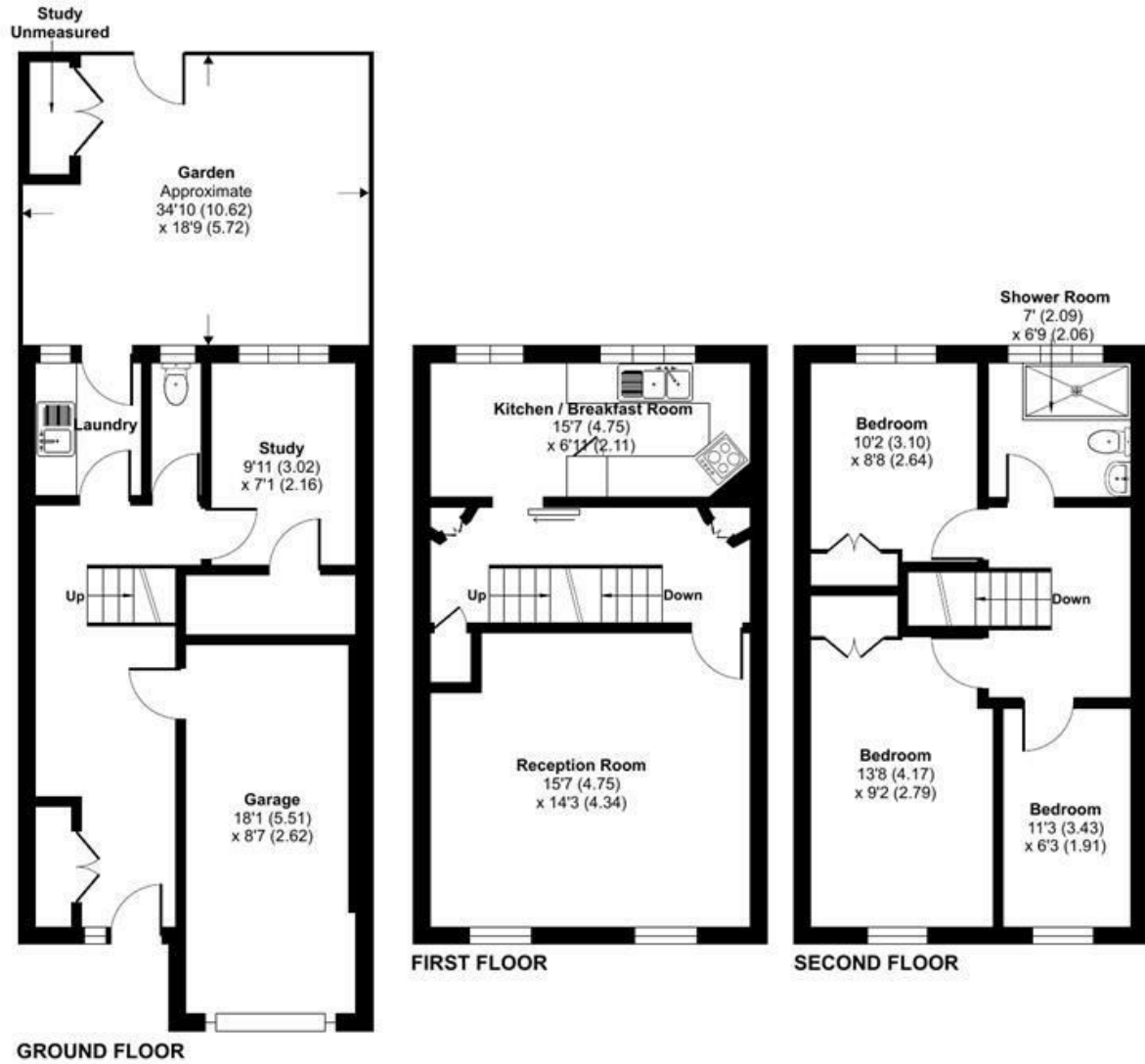
**Guide Price £835,000 Freehold**

**EPC Rating: C**

# Uxbridge Road, Kingston Upon Thames, KT1

Approximate Area = 1324 sq ft / 123 sq m (includes garage & excludes shed)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1011553.

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fittings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

