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## Villiers Road, Kingston Upon Thames, KT1 3BD

A spacious three bedroom first floor period maisonette with direct access to a private garden. The property would benefit from updating. Located within easy reach of Surbiton mainline station/high street and Kingston town centre/station, with local shops moments away. The many benefits include a lovely sitting room with a bay window and a period fireplace. There is a large separate kitchen dining room with a fitted kitchen and stairs leading down to the garden. Two good size double bedrooms and a third single bedroom. The white bathroom suite includes a shower over the bath. There is a welcoming entrance lobby with stairs leading up to the first floor hallway. Gas central heating. There is a private enclosed garden at the rear. Council tax band D. Lease 164 years. Sold with no onward chain.

**Guide Price £485,000 Leasehold**

**EPC Rating: E**

# Villiers Road, Kingston Upon Thames, KT1

Approximate Area = 945 sq ft / 87.7 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 969 sq ft / 89.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1197423.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	