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Vincent Road, Kingston upon Thames, KT1 3HJ

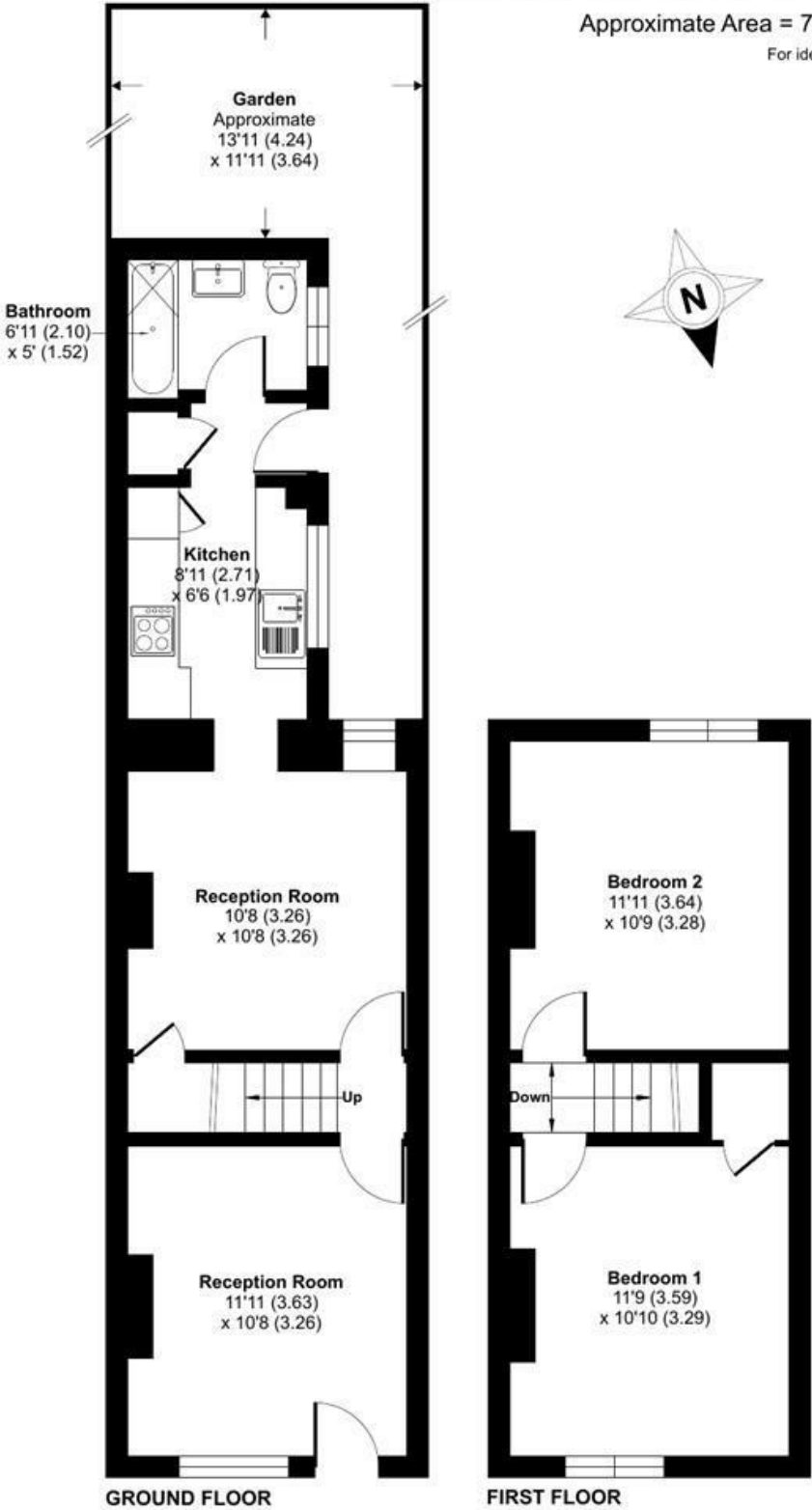
An excellent two-double-bedroom bedroom period terrace home. Located within walking distance of Kingston town centre and railway station with local shops and amenities on the 'doorstep'. The many benefits include a good size sitting room with a fireplace. A separate dining room which leads into a modern shaker-style fitted kitchen with appliances. The kitchen leads into the ground floor bathroom suite with a shower over the bath. On the first floor are two double bedrooms with built-in storage/wardrobes. Gas central heating. To the rear is a private, enclosed courtyard garden. Council tax band D. Sold with no onward chain.

Guide Price £375,000 Freehold

EPC Rating: D

Vincent Road, Kingston Upon Thames, KT1

Approximate Area = 708 sq ft / 65.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Matthew James. REF: 1241810

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/fitings 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) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		