



Matthew James

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Lingfield Avenue, Kingston Upon Thames, KT1 2TL

Matthew James are delighted to offer for sale this exceptional five-bedroom, three-bathroom semi-detached Edwardian house with extensive accommodation stylishly presented. Located within walking distance of Surbiton mainline station and high street as well as Kingston town centre and the Thames. The many benefits include a charming reception hall with a period fireplace and a sweeping staircase. Two principal reception rooms, with the delightful sitting room boasting an ornamental plaster ceiling, French doors opening to the conservatory and a striking fireplace. The coordinating front reception room also enjoys a period fireplace, tall grand ceilings and a bay window. The elegant conservatory has French doors opening to the garden and interconnects with the generous-sized kitchen breakfast room. There is also a utility room and a ground floor cloak room. On the first floor are two very spacious double bedrooms and two further good-sized double rooms, parallel sumptuous white and stone bathroom and separate shower room. On the top floor is another large bedroom with an ensuite shower room plus an additional dressing room/nursery. At the rear is a well-maintained secluded garden with a raised stone terrace. At the front is a traditional garden and driveway parking. A wonderful home.

Guide Price £1,550,000 Freehold

EPC Rating: D

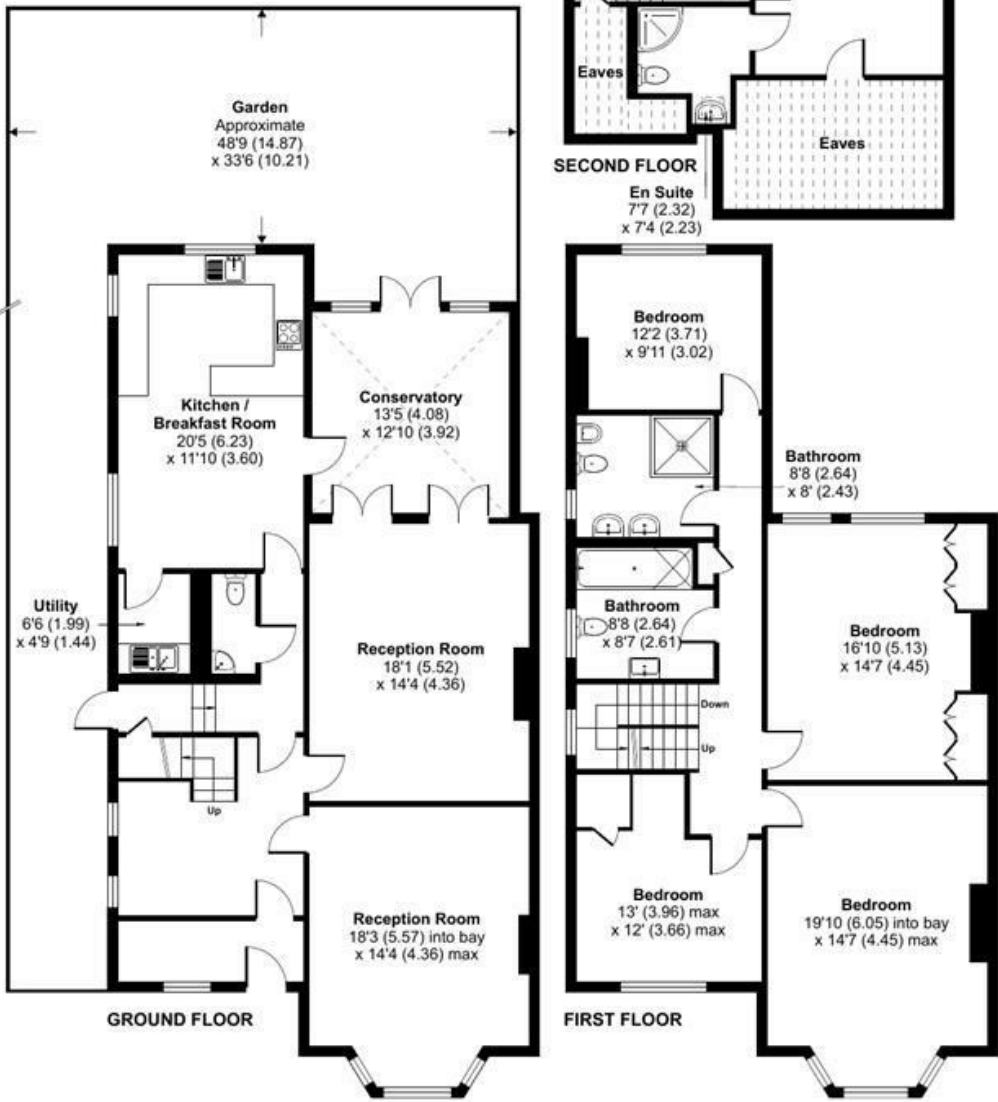
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Approximate Area = 2702 sq ft / 251 sq m
Limited Use Area(s) = 423 sq ft / 39.3 sq m
Total = 3125 sq ft / 290.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Matthew James. REF: 1283870

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(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		