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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 (previously used as a bedroom). There is a large separate kitchen dining room with a fitted kitchen, appliances and stairs leading down to the garden. Two good size double bedrooms and a third single bedroom. The modern white bathroom suite includes a shower over the bath. There is a welcoming entrance lobby with stairs leading up to the first floor hallway. Double glazing and gas central heating. There is a private garden at the rear and a front garden. Council tax band D. Lease 151 years. We are informed the property has a new roof and drains have been renovated. Costs are split 50:50 with the ground floor flat. Sold with no onward chain.

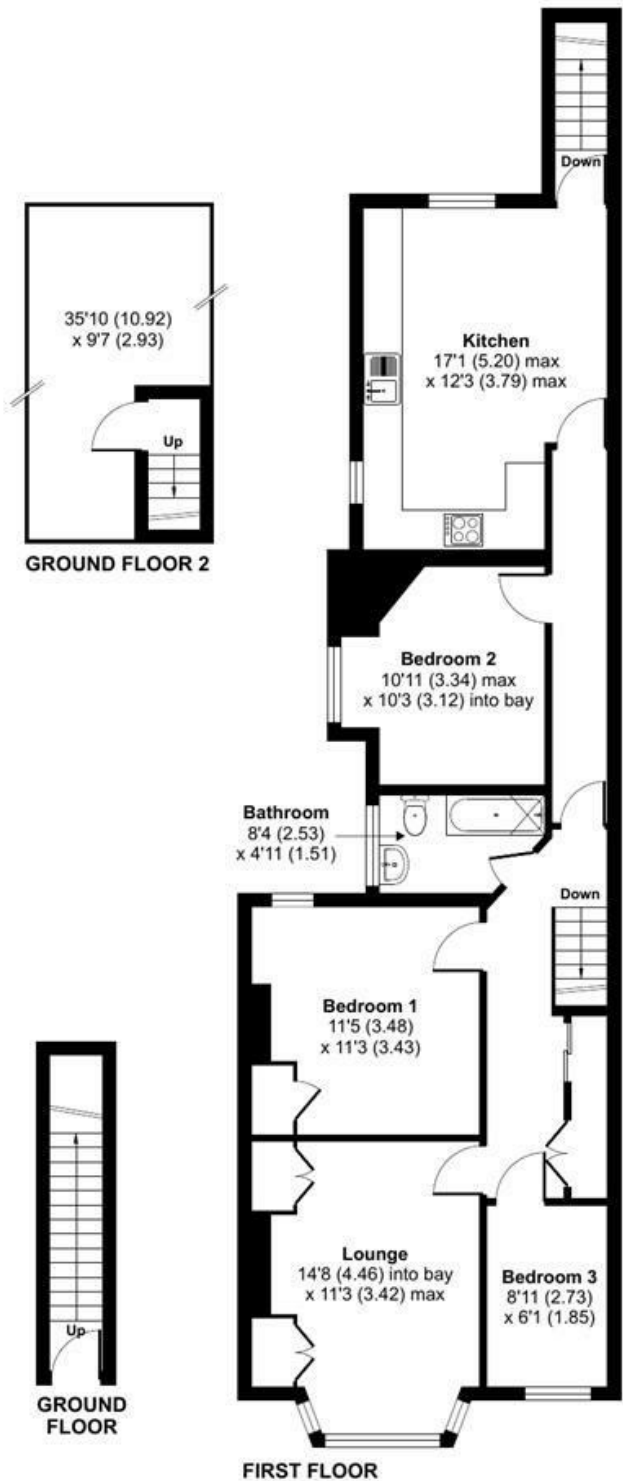
Guide Price £465,000 Leasehold

EPC Rating: C

Villiers Road, Kingston Upon Thames, KT1

Approximate Area = 958 sq ft / 89 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). © nchecom 2025. Produced for Matthew James. REF: 1300014

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	69	79
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		