



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Alfred Road, Kingston Upon Thames, KT1 2TZ

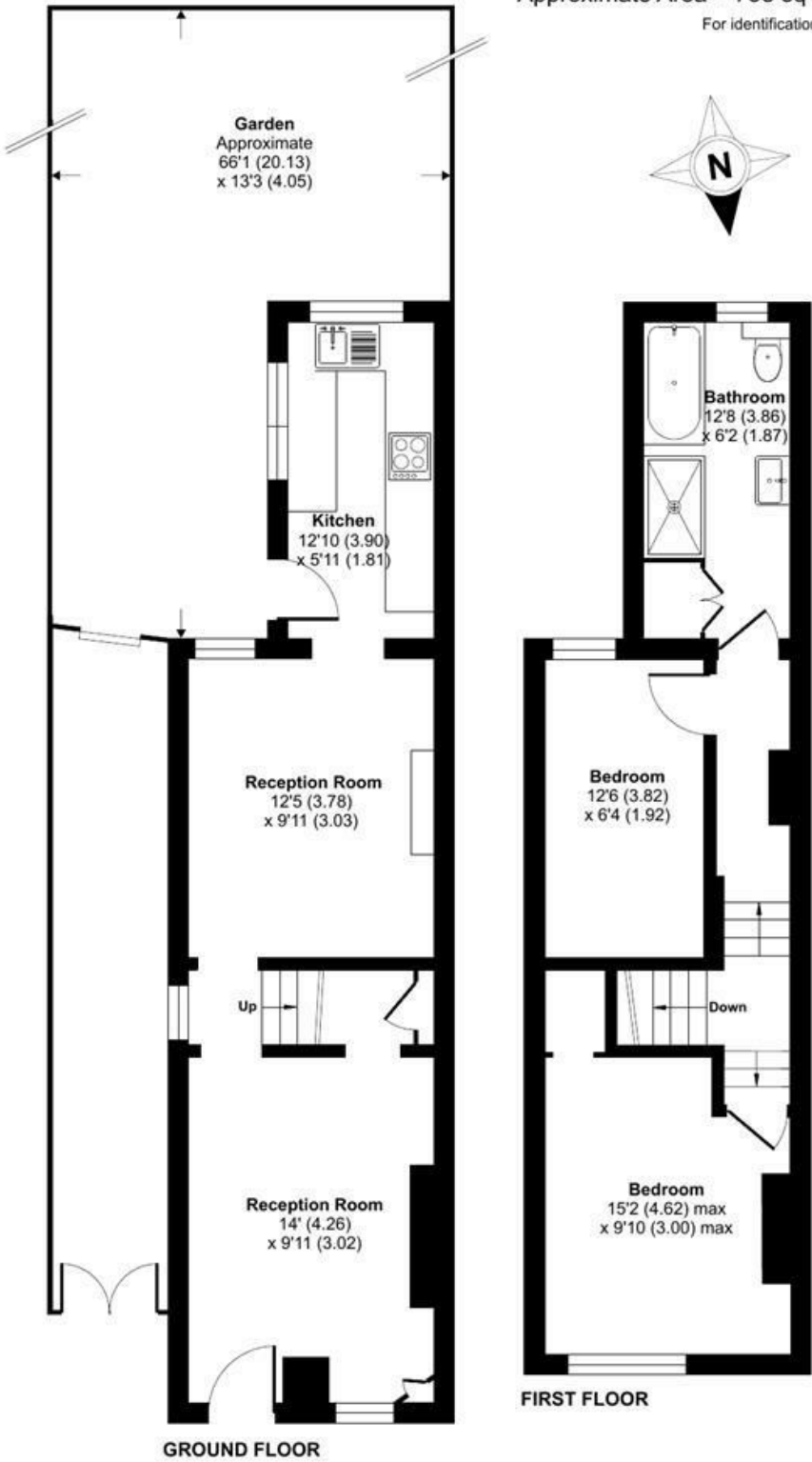
An excellent, well-presented two-bedroom end-of-terrace period house with a large private garden. Located within the desirable Spring Grove area, with Surbiton mainline station and Kingston town centre within easy reach. The many benefits include a front sitting room with a period fireplace. To the rear is a second reception room which leads onto a sleek contemporary kitchen, with stone surfaces and appliances. On the first floor a double main bedroom with a cupboard over the stairs and a good size second bedroom. There is also a modern white bathroom with a separate shower. Gas central heating. To the rear is a private garden stretching back approx. 66ft. There is also a traditional front garden. Council tax band D. Sold with no onward chain.

Guide Price £500,000 Freehold

EPC Rating: E

Alfred Road, Kingston Upon Thames, KT1

Approximate Area = 738 sq ft / 68.5 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°checon 2025. Produced for Matthew James. REF: 1305718

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		
Very energy efficient - lower running costs	Current	Potential
(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		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	