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New Road, Kingston Upon Thames, KT2 6AP

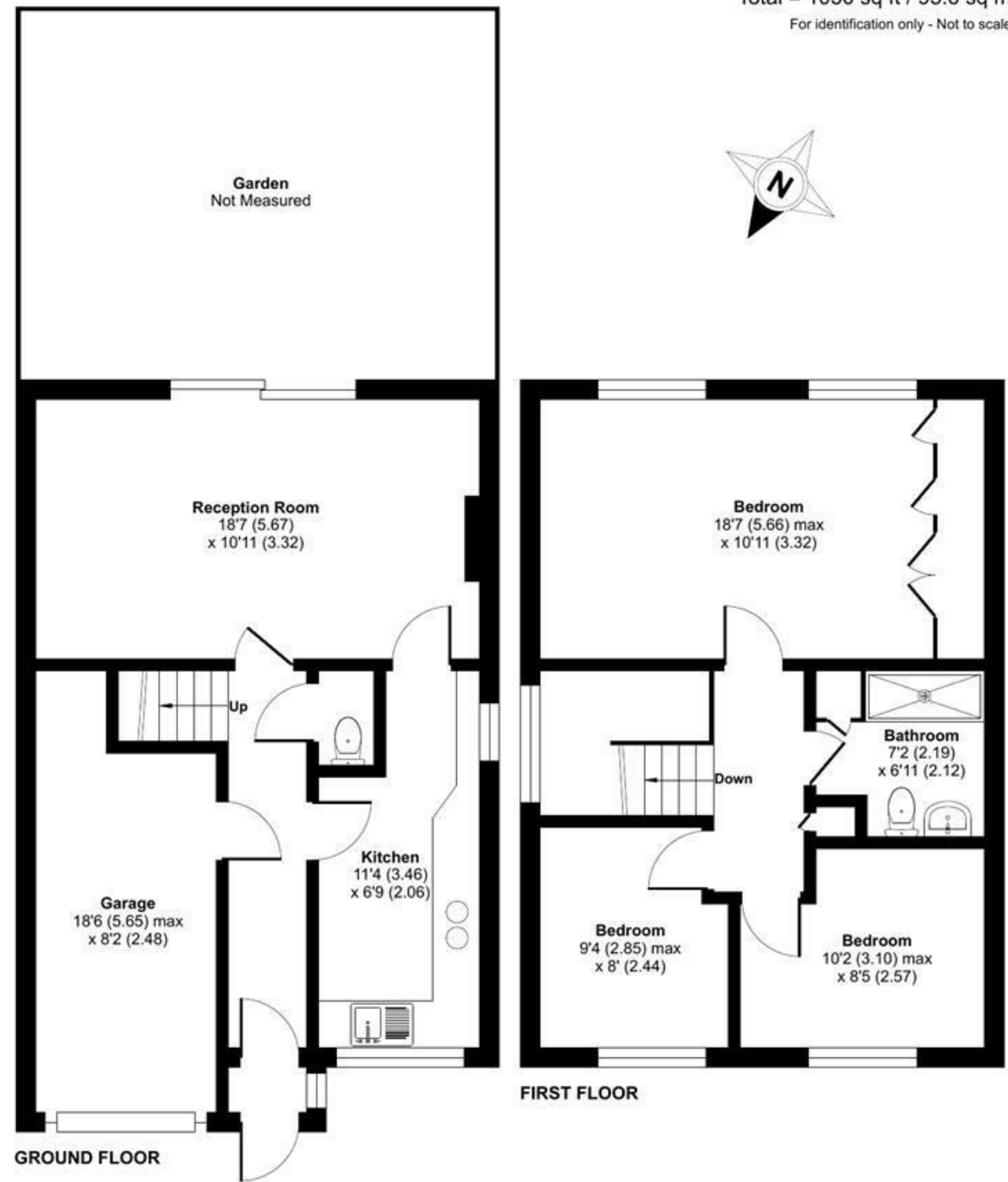
An excellent three-bedroom detached house with a driveway leading to an integral garage and a private courtyard garden. The property is in need of refurbishing and would benefit from extending subject to usual consents. Located on a quiet road within the highly desirable North Kingston area with Richmond Park moments away. Norbiton station, Kingston town center and the Thames are all within walking distance. The many benefits include a large living room with ample sitting and dining space and sliding doors opening onto the garden. There is a good size separate kitchen and a welcoming entrance hall including a ground floor wc. On the first floor there is a large master bedroom with fitted wardrobes, plus good size second and third bedrooms. A modern white shower room. Gas central heating and double glazing. There is a private courtyard garden to the rear, driveway parking and an integral garage to the front. Council tax band E. Sold with no onward chain.

Guide Price £850,000 Freehold

EPC Rating: D

New Road, Kingston Upon Thames, KT2

Approximate Area = 905 sq ft / 84 sq m
Garage = 125 sq ft / 11.6 sq m
Total = 1030 sq ft / 95.6 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: 1343131

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		