

# S&B



## **3 Bedroom Victorian Detached Family Home Minerva Road, Kingston Upon Thames. £900,000 Freehold**

A charming and spacious 3 bedroom detached family home in Kingston upon Thames.

Situated at the end of a cul-de-sac location in a prime residential road, this delightful 3 bedroom family home has a wealth of character features and is presented to an exemplary standard.

The main family room measures approximately 20'11 13'4 and is presented as a cottage style living/dining room with feature floor tiling, shaker style kitchen, granite worktops, fitted appliances and ample storage.

French doors open out to the cottage garden, which has an abundance of interesting features, leading to a detached Studio room at the end of the garden.

The detached Studio room is spacious, with light and power, WiFi, heat pump, velux windows and a separate cloakroom.

Ideal for home working or as a homework/study room.

The studio room could also be presented as a further reception room or gym/games room.

There is a further reception room to the front of the property, plus understairs storage.

The wider than average staircase leads to the 1st floor, with 3 bedrooms, and a well-designed, walk-in wardrobe.

The 4 piece modern family bathroom, with a bath and a shower is spacious and luxurious.

Double glazed windows with bespoke shutters. 32' x 12'9 lft [approx] with the potential to convert, subject to planning permission

The property also boasts, off road parking, side access, double glazed windows.

Built in approximately 1885 - 1890 in this wonderful cul-de-sac with Fairfield Park at the entrance to the road, and with just a short walk to exceptional schools, Kingstons Historic Town Centre and Mainline Station with frequent trains to London Waterloo.

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Minerva Road, KT1

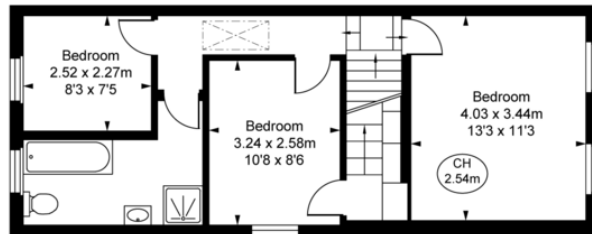


■ Approximate Gross Internal Area  
90.54 sq m / 975 sq ft  
■ Studio  
13.72 sq m / 148 sq ft

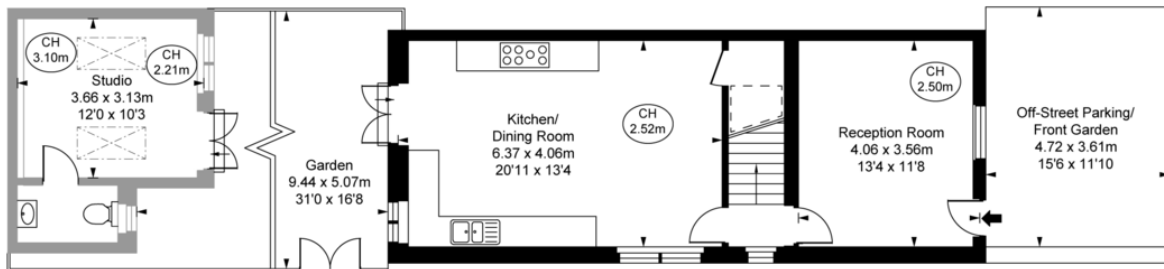
Total Areas Shown On Plan  
104.26 sq m / 1,122 sq ft

( Including restricted height  
under 1.5m ( = = = ) )

( CH = Ceiling Heights )



First Floor  
Approximate Gross Internal Area  
45.13 sq m / 486 sq ft



Ground Floor  
Approximate Gross Internal Area  
45.41 sq m / 489 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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- 3 Bedroom Victorian Detached Family Home
- Located at the end of a Cul-de-Sac
- 20'11 x 13'4 Kitchen Living Dining Room [approx.]
- Further Reception Room
- Detached Studio Room with Cloakroom/WC
- Wealth of character features and presented to an exemplary standard
- 1,531 sq ft [including studio]
- 3 Bedrooms and a 4 piece luxury bathroom
- Cottage Style Private Garden with side access
- Off Road Parking
- 32' x 12'9 Loft [approx] - with the potential to convert STPP
- Council Tax: Band E - £2,901.95 per annum