



## 2 Bedroom Period Semi-Detached House Shortlands Road, Kingston Upon Thames. £636,950 Freehold

2 Bedroom Semi-Detached period home situated on Shortlands Road, a residential road in Kingston upon Thames.

A feature staircase separates 2 reception rooms, the main lounge room to the front of the property with a bay window, through to the second reception room / dining room.

3 piece Bathroom and a further 3 piece shower room on the ground floor, and a separate kitchen with a door opening out to the private garden.

On the first floor there are 2 double bedrooms with built in cupboards/wardrobes

775 sq ft of internal living space, private front and rear gardens, stripped wood floors, feature fireplaces and the potential to extend subject to planning permission.

New roof in 2020.

Just moments away from Royal Richmond Park, and Kingston town centre.

Easy access to Kingston and Norbiton mainline stations with frequent trains to London Waterloo.

Offered to the market with no onward chain.

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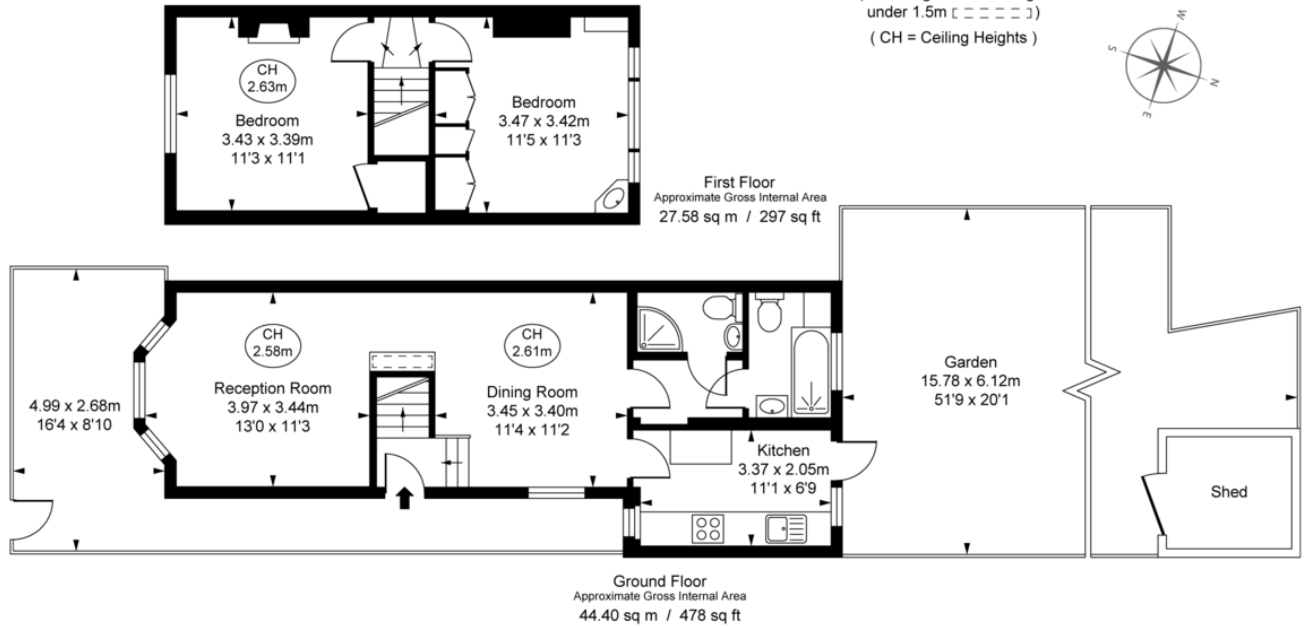
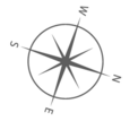
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Shortlands Road,  
Kingston Upon Thames, KT2  
Approximate Gross Internal Area  
71.98 sq m / 775 sq ft

( Including restricted height  
under 1.5m □ □ □ □ □ )  
( CH = Ceiling Heights )



PRECISION  
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This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
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- 2 Bedroom Semi-Detached Period Home
- 2 Double Bedrooms
- 2 Reception Rooms separated by a feature staircase
- Separate Kitchen
- 3 Piece Bathroom
- 3 Piece Shower Room
- Private Garden
- 775 sq ft
- Moments away from Royal Richmond Park
- Within close proximity to Kingston upon Thames vibrant historic Town Centre, and mainline station with frequent trains to London Waterloo.
- Council Tax: Band D - £2,488.35 per annum