

# HJC

HIGHER VALUES



## Southsea Road

Kingston Upon Thames, KT1 2EH

Guide Price £825,000

An incredibly charming three double bedroom extended Victorian terraced house. The property has been updated and modernised to create a wonderfully light, bright and incredibly charming environment. Downstairs is of an open plan arrangement with formal sitting room to the front complete with feature fireplace. This leads through to the real heart of the home, the expertly extended Kitchen /Dining Room with stunning glass windows and doors providing a beautiful backdrop of the private rear garden. Upstairs are three bedrooms, the principal boasting its own shower room along with the stunning family bathroom. Further benefits include downstairs W/C, the potential to extend further (subject to the usual consents) and being enviably located on a quiet residential street within close walking distance of Kingston Town Centre, the River Thames and mainline train station.

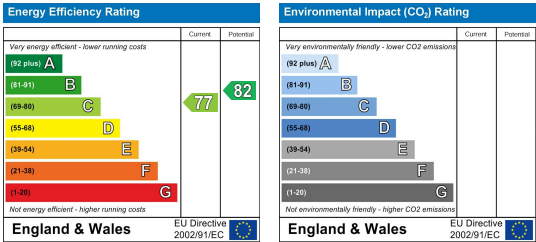
Material Info: Water / Electricity / Sewerage: Mains. Heating: Gas Mains. Broadband: Fibre (FTTP). Mobile Coverage: Indoor: Variable Outdoor: Good.

- Charming Victorian Property
- Three Double Bedrooms
- Incredible Family Bathroom
- Downstairs W/C
- Walking Distance To Kingston And Surbiton Town Centres
- Stunning Presentation
- Principal Bedroom With Ensuite
- Secluded Private Garden
- Further Potential to Extend STTP
- River Thames Close By

Floor Plan



Energy Efficiency Graph



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