



Matthew James

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Grove Lane, Kingston Upon Thames, KT1 2SR

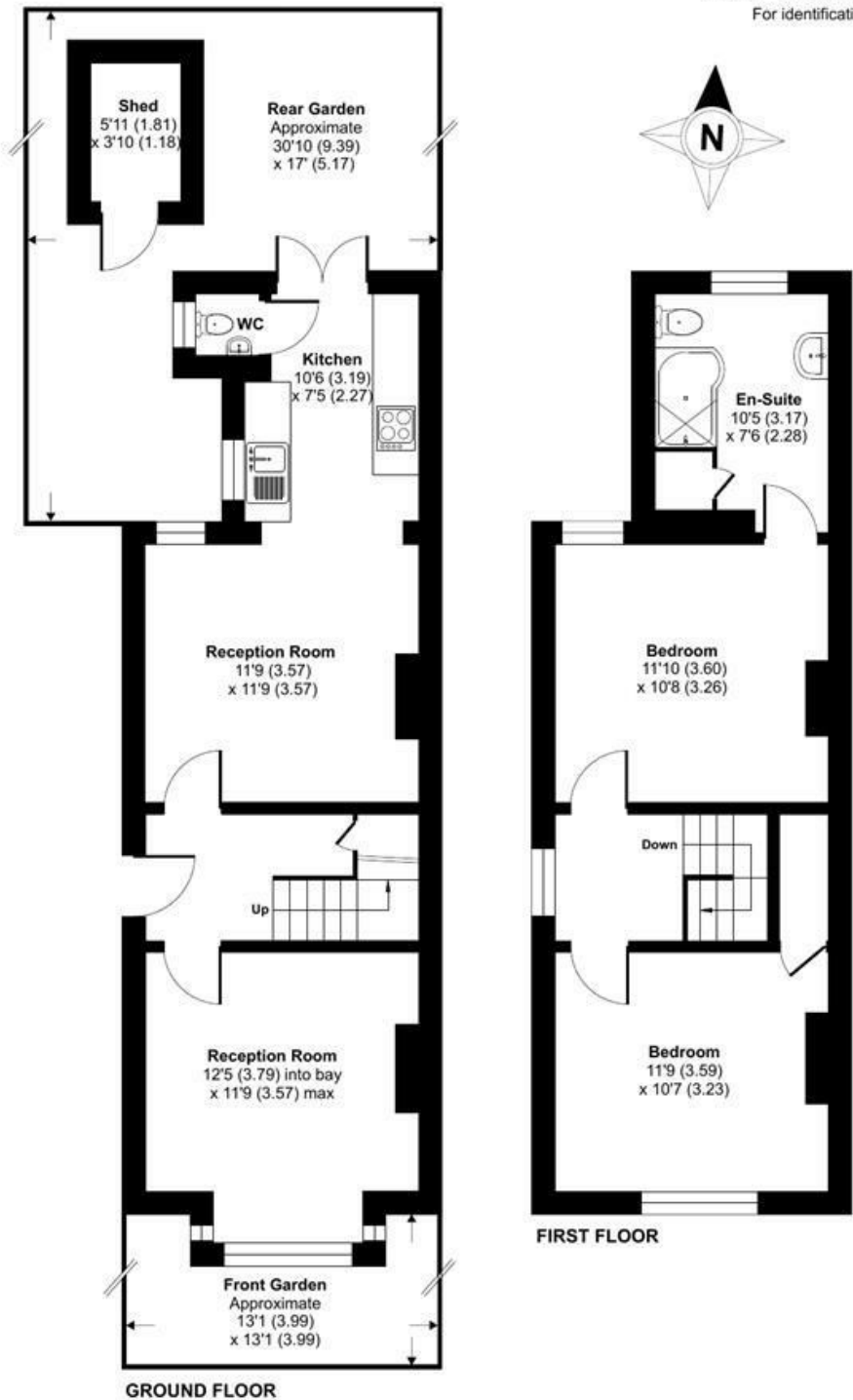
A spacious two double bedroom, two reception room semi-detached period house. Located within the desirable Spring Grove area, with Surbiton mainline station and Kingston town centre within easy reach. The many benefits include a good size sitting room at the front of the property with a bay window and fireplace. There is a separate dining room which leads to the fitted kitchen with oak surfaces and appliances. There are French doors opening onto the garden and a ground floor wc. On the first floor there are two double bedrooms with an ensuite bathroom to the rear bedroom including a shower over the bath. Boarded loft space and loft ladder. Gas central heating (new boiler 2020). To the rear there is a private courtyard garden and storage shed. A traditional front garden. Council tax band D. No onward chain.

Guide Price £575,000 Freehold

EPC Rating: E

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Approximate Area = 827 sq ft / 76.8 sq m
Outbuilding = 23 sq ft / 2.1sq m
Total = 850 sq ft / 78.9 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: 1383565

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	