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Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	C



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Approximate Gross Internal Area 1381 sq ft - 129 sq m
 Ground Floor Area 556 sq ft - 52 sq m
 First Floor Area 472 sq ft - 44 sq m
 Second Floor Area 353 sq ft - 33 sq m

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

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Osborne Road
 Kingston Upon Thames KT2 5LW



Guide Price £1,050,000

- Semi Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Open Plan Ground Floor Layout
- Spacious Accommodation Approaching 1400sqft
- Secondary River Road Location
- Moments from River Thames
- Close to Kingston Town Centre & Train Station
- Near Excellent Schooling
- EPC Rating - TBC

Tenure: Freehold
Local Authority: Kingston upon Thames

* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

This delightful semi-detached house offers a perfect blend of comfort and convenience, boasting impressive accommodation approaching 1400 sqft over three well-designed floors.

The ground floor provides a large front living room of 17.5 x 15.9ft, complete with bay window. This room leads through to the spacious open plan kitchen / dining room providing ample space for relaxing or entertaining guests.

Upstairs the property features four well appointed bedrooms (including three double bedrooms) and two bathrooms. The top floor of the house is occupied by the splendid master suite complete with Juliette balcony and en-suite bathroom, plus a study area. The 36ft southerly aspect rear garden is a true highlight, offering a sun-drenched outdoor space perfect for summer barbecues or enjoying family time.

Situated on a secondary river road, this home enjoys an excellent location, just a stone's throw from the picturesque River Thames. Residents will appreciate the proximity to Kingston town centre, which boasts a variety of shops, restaurants, and leisure facilities. Additionally, the nearby train station provides easy access to central London, making this property ideal for commuters.

This charming home on Osborne Road is a wonderful opportunity for those seeking a spacious and well-located residence in one of Kingston's most desirable areas. Don't miss the chance to make it your own.



Situation

Located in this premier North Kingston secondary river road just moments from Canbury Gardens and the River Thames, Osborne Road is an extremely sought after address. The property is ideally situated for Kingston station giving direct access into Waterloo, and Kingston town centre with its array of shops and restaurants is also a short distance away, as is Richmond Park. The standard of schooling in the immediate area is excellent within both the private & state sectors to include Fern Hill, Latchmere, Kingston Academy, Grey Court, The German School and Tiffin Boys & Girls.

