



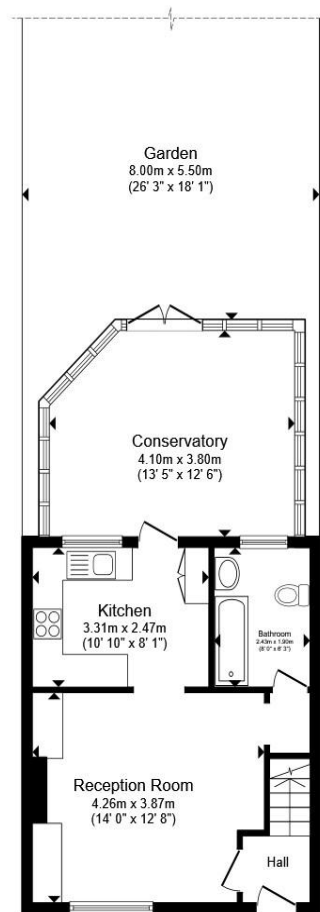
**Norbiton Common Road, Kingston Upon Thames KT1 3QB**

**welcome to**

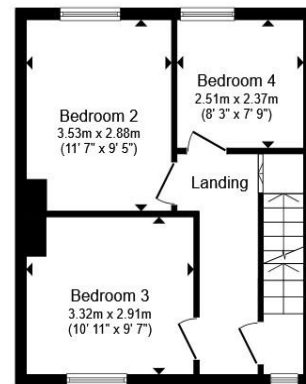
## **Norbiton Common Road, Kingston Upon Thames**

This four-bedroom family home is arranged over three floors and offers versatile accommodation approaching 1,000 sq. ft. of internal space whilst being positioned down a quiet cul-de-sac.

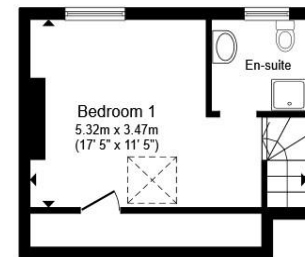




**Ground Floor**



**First Floor**



**Second Floor**



The ground floor comprises a welcoming entrance hall leading to a bright and spacious reception room, perfect for both relaxing and entertaining. To the rear, the fitted kitchen provides access to a generous conservatory, creating an excellent additional living or dining space overlooking the garden. A family bathroom completes the ground floor accommodation.

The first floor offers three well-proportioned bedrooms, while the master bedroom occupies the entire second floor and benefits from its own en-suite shower room.

Externally, the property enjoys a private rear garden complete with rear access and a powered summer house. Additional benefits include off street parking, gas fired central heating, double glazing and is conveniently located for Kingston Town Centre, Richmond Park and Norbiton Station. The property offers excellent transport links into London as well as easy access to a range of highly regarded schools, local shops and leisure facilities

Total floor area 92.4 m<sup>2</sup> (994 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Norbiton Common Road, Kingston Upon Thames

- Well Presented Throughout
- Off Street Parking With Charging Port
- Private Rear Garden
- Located Down A Quiet Cul De Sac
- Loft Conversion

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

guide price

**£600.000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/NML108020](https://barnardmarcus.co.uk/Property/NML108020)



Property Ref:  
NML108020 - 0002

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