



## Balmoral Road

Kingston Upon Thames, KT1 2TY

Guide Price £850,000

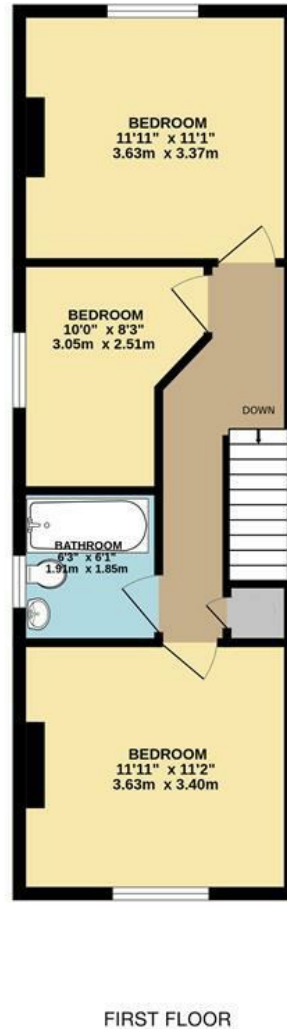
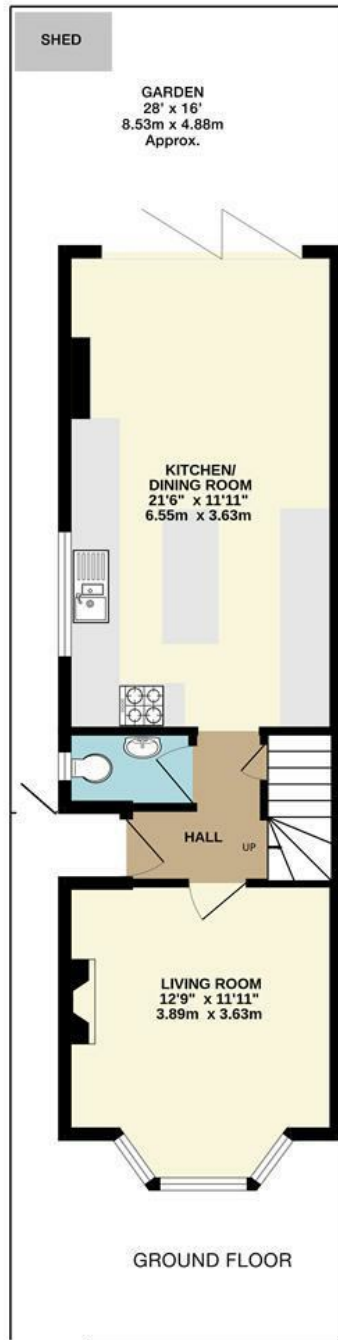
A stunning three bedroom Victorian semi-detached house in a highly desirable location. The property has been expertly updated and modernised by the current owners to create a beautiful family home. Towards the front is the main reception room complemented by the large bay window and feature fireplace. Towards the rear of the property is a fantastic and bright open plan kitchen / dining / family room with bi-fold doors opening onto the landscaped and westerly facing rear garden. There is also a downstairs W/C to complete the downstairs accommodation. Upstairs there are three bedrooms with the main bedroom benefitting from air-conditioning and the family bathroom. There is also potential to extend further subject to the usual consents. Conveniently located in a sought after residential location close to regarded local schools, open spaces and situated close by to both Kingston and Surbiton with its mainline fast service to London Waterloo.

Material Information: Walls Brick Roof Tiles. Electricity / Water / Sewerage Mains. Gas Central Heating. Broadband FTTC. Mobile Coverage: Indoor Good Outdoor Good

- Stunning Victorian Property
- Beautifully Presented
- Air-Conditioning in Main Bedroom
- Open Plan Kitchen / Diner
- Westerly Facing Garden
- Semi-Detached
- Three Bedrooms
- Downstairs W/C
- Potential to extend further subject to the usual consents
- Sought After Location

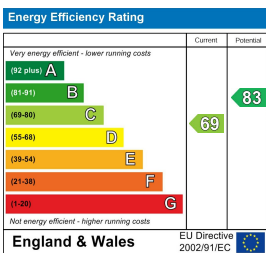
# Floor Plan

BALMORAL ROAD,  
KINGSTON UPON THAMES  
INTERNAL FLOOR AREA  
(APPROX.) 937 sq ft/ 87.0 sq m



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2026.

## Energy Efficiency Graph



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