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Lingfield Avenue, Kingston Upon Thames, KT1 2TN

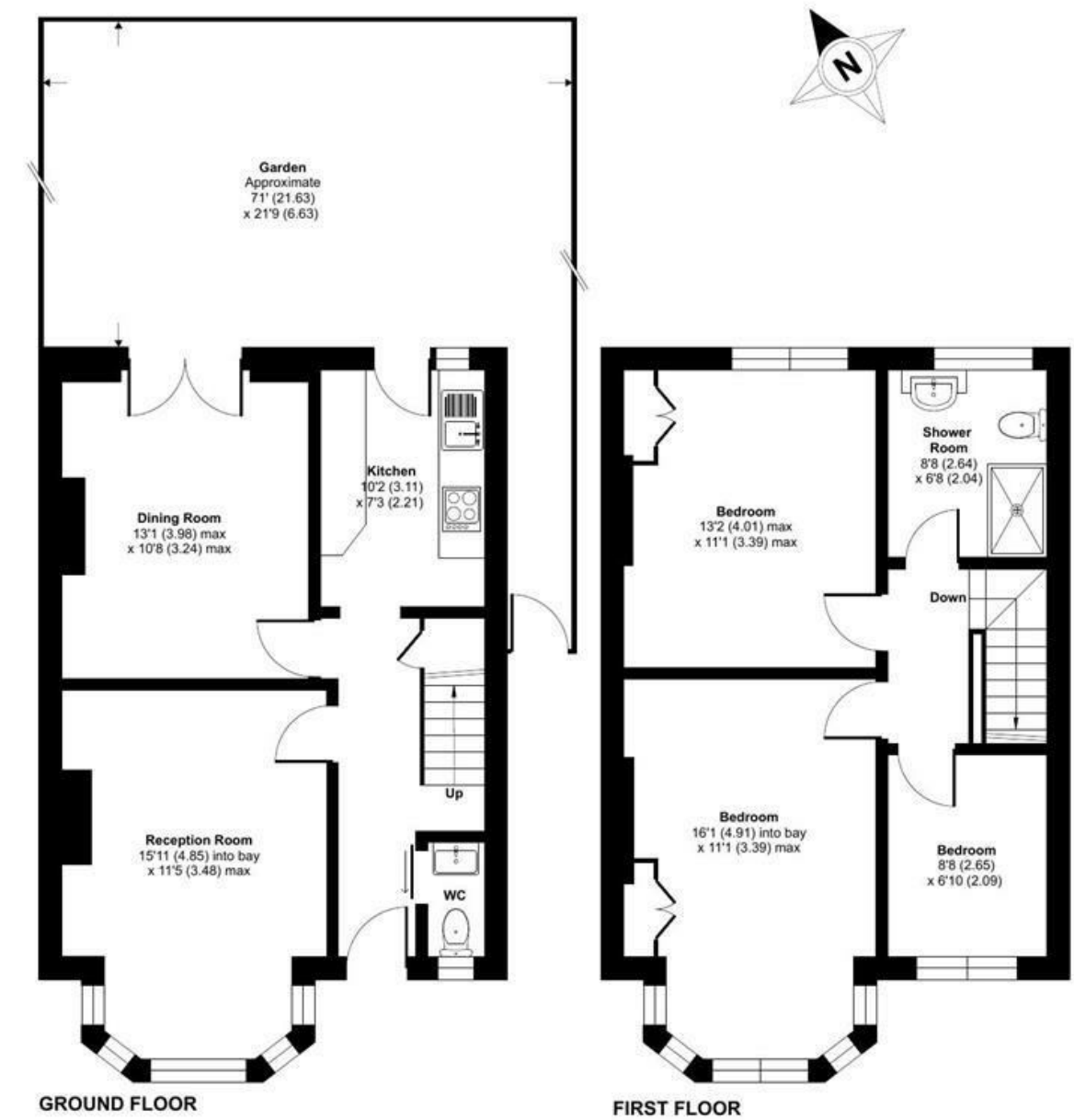
An excellent three-bedroom, two reception room semi-detached house with driveway parking and a large private garden. The property is in need of refurbishment and would benefit from extending (subject to usual consents). Located within easy reach of Surbiton mainline station and high street as well as Kingston town centre. The many benefits include two generous-sized living rooms with a front-facing sitting room and a dining room to the rear which opens onto the garden. There is also a separate kitchen with a door to the garden. On the first floor are two good-sized double bedrooms and a single bedroom. There is also a fitted white shower room. To the rear is a private garden stretching back approx. 70 ft. Driveway parking at the front. Council tax band E. Sold with no onward chain.

Guide Price £775,000 Freehold

EPC Rating: D

Lingfield Avenue, Kingston Upon Thames, KT1

Approximate Area = 986 sq ft / 91.6 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 2026. Produced for Matthew James. REF: 1525071

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		
	67	78
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		