

FREEHOLD



House - Semi-Detached (EPC Rating: E)

**DOUGLAS ROAD KINGSTON KT1 3PT**

Offers In The Region Of  
**£685,000**

# 3 Bedroom House - Semi-Detached located in Kingston

Presented in immaculate condition throughout, this beautifully extended and modernised three-bedroom family home offers stylish, contemporary living in a sought-after residential location.

The heart of the home is a stunning open-plan kitchen and family room, finished to an excellent standard and featuring elegant Quartz worktops, ample storage, and a layout ideal for both everyday family life and entertaining. A 5kW air-conditioning unit on the ground floor provides efficient cooling and heating, while solar panels enhance the home's energy efficiency and help reduce running costs, ensuring year-round comfort.

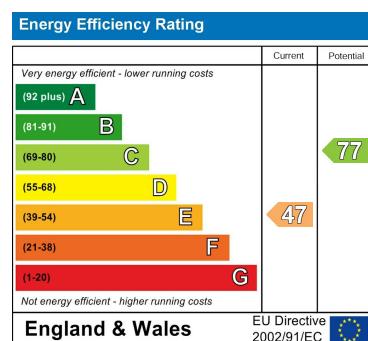
Upstairs, the property boasts three well-proportioned bedrooms, including built-in storage. Natural light flows throughout the home, enhancing the sense of space and warmth.

To the rear, a sunny garden benefits from convenient side access, while the front of the property offers ample driveway parking.

Douglas Road is a quiet and popular residential road, ideally positioned close to Kingston town centre with its wide range of shops, restaurants, and leisure facilities. The property is within easy reach of an excellent selection of both primary and secondary schools, as well as Kingston Hospital. Norbiton Station is within walking distance, providing excellent transport links into London, Wimbledon and Richmond. An ideal family home combining modern comfort, practicality, and a superb location.



Council Tax Band  
**D**  
Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.