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Beaufort Road, Kingston Upon Thames, KT1 2TH

A very charming, refurbished two-bedroom period cottage with a private enclosed courtyard garden, parking space (leased) and a cellar. Located within the highly desirable Grove Crescent conservation area, Surbiton Mainline station and Kingston town centre are within walking distance. Local shops, schools and amenities can be found on the 'doorstep'. The many benefits include a lovely living room with lounge space and a bay window ideal for dining. There is also a separate new fitted contemporary shaker style kitchen with an integral oven-hob-hood, dishwasher and quartz surfaces. A welcoming entrance lobby and a ground floor wc with coordinated fitted storage . On the first floor is a large main bedroom there is also a good-sized second bedroom. The white bathroom suite includes a shower over the bath. Double glazing in traditional frames and gas central heating with a modern boiler. To the front of the property is a private walled-courtyard style garden. The parking space is to the side of the property and is subject to a lease of approx. 48 years, plus on street permit parking. Council tax band D. A lovely home.

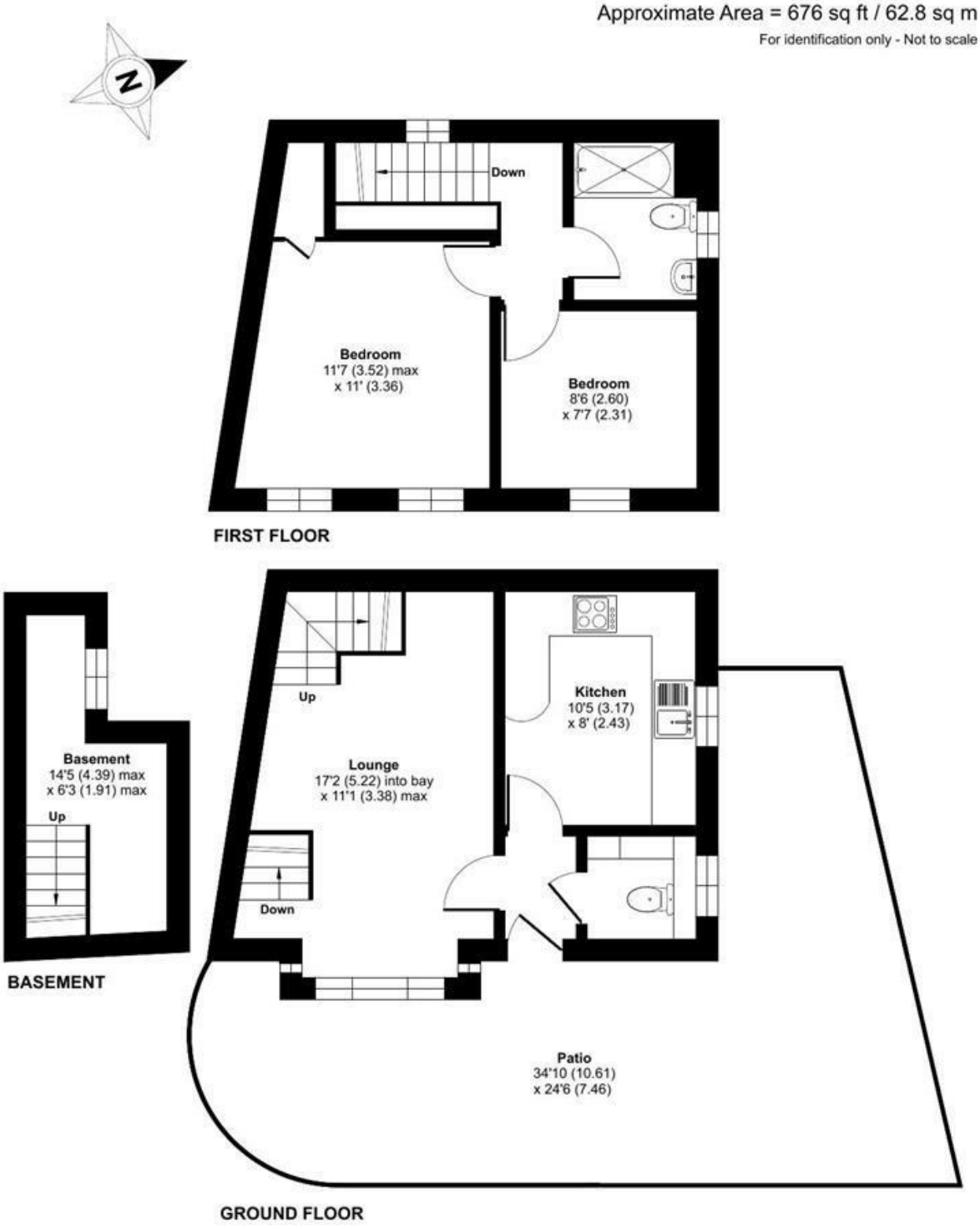
Guide Price £600,000 Freehold

EPC Rating: D

Beaufort Road, Kingston Upon Thames, KT1

Approximate Area = 676 sq ft / 62.8 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). ©nichecom 2026. Produced for Matthew James. REF: 1548553

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/fittings 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.

