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Geneva Road, Kingston Upon Thames, KT1 2TW

An outstanding, spacious four-bedroom semi-detached period home with extensive living accommodation, a private garden and driveway parking. Located on a highly desirable road within walking distance of Surbiton mainline station and high street as well as Kingston town centre and the Thames. The many benefits include a striking, large contemporary open plan kitchen-living-dining room with bifold doors opening onto the garden. The sleek fitted kitchen includes a dining island, high-spec appliances and stone surfaces. There is also a separate coordinating utility room with a door to the garden and a ground floor wc. Plus generous sitting and dining space. At the front of the property is a large separate lounge. On the first floor are two large double bedrooms with fitted wardrobes and a good size third room. Plus a sumptuous bathroom suite with a walk-in shower and stand-alone elliptical bath. On the second floor is another large double bedroom with fitted wardrobes, an ensuite shower room and eaves storage. There is a well-maintained private enclosed garden to the rear and driveway parking at the front. Council tax band F. A lovely home in an excellent location.

Guide Price £1,300,000 Freehold

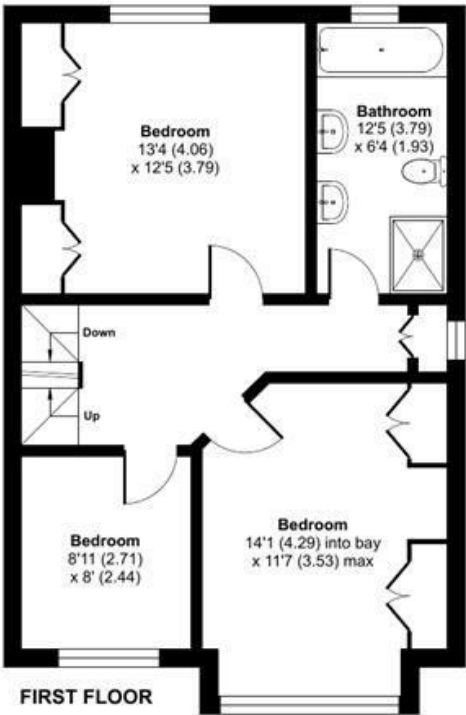
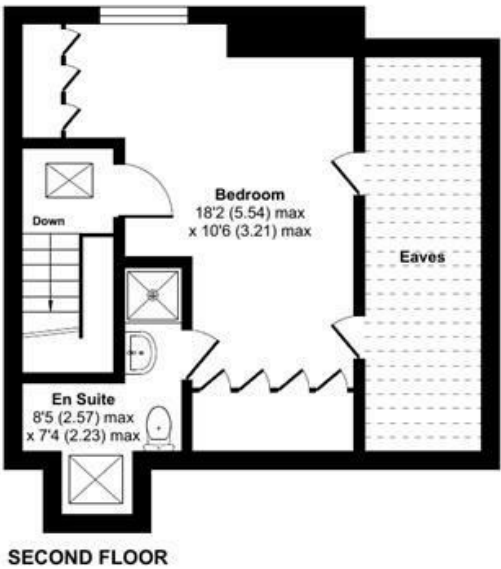
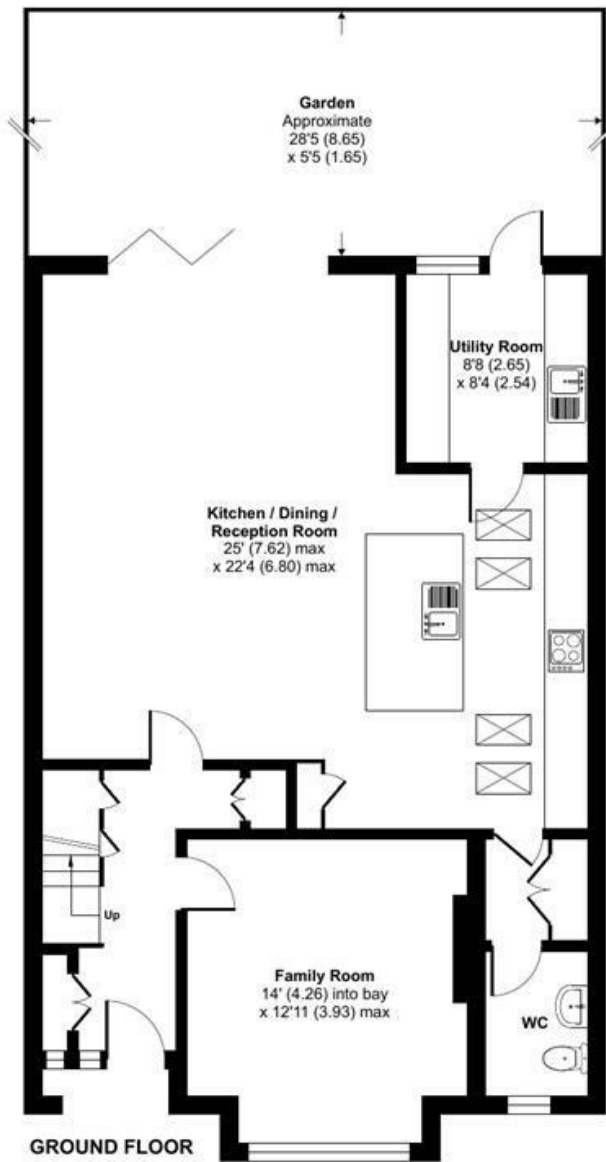
EPC Rating: C

Geneva Road, Kingston Upon Thames, KT1

Approximate Area = 1830 sq ft / 170 sq m
Limited Use Area(s) = 106 sq ft / 9.8 sq m
Total = 1936 sq ft / 179.8 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1365586

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		
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	