



Matthew James

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Grove Lane, Kingston Upon Thames, KT1 2SR

A spacious two double bedroom, two reception room semi-detached period house. Located within the desirable Spring Grove area, with Surbiton mainline station and Kingston town centre within easy reach. The many benefits include a good size sitting room at the front of the property with a bay window and fireplace. There is a separate dining room which leads to the fitted kitchen with oak surfaces and appliances. There are French doors opening onto the garden and a ground floor wc. On the first floor there are two double bedrooms with an ensuite bathroom to the rear bedroom including a shower over the bath. Boarded loft space and loft ladder. Gas central heating (new boiler 2020). To the rear there is a private courtyard garden and storage shed. A traditional front garden. Council tax band D. No onward chain.

Guide Price £525,000 Freehold

EPC Rating: E

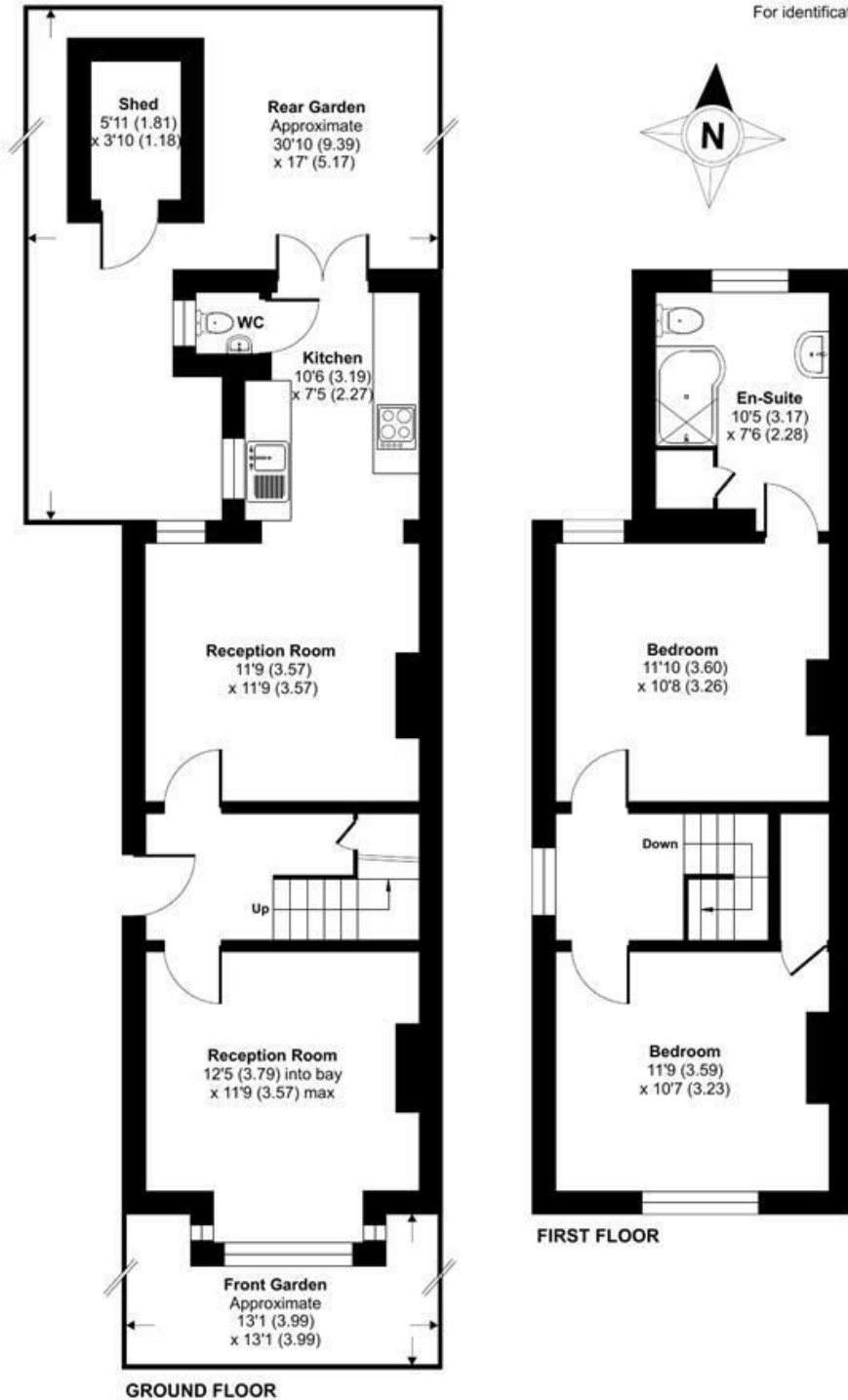
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Approximate Area = 827 sq ft / 76.8 sq m

Outbuilding = 23 sq ft / 2.1sq m

Total = 850 sq ft / 78.9 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 2025. Produced for Matthew James. REF: 1383565

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