



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Uxbridge Road, Kingston Upon Thames, KT1 2LL

A rarely available 3 bedroom end of terrace modern town house, located on one of the highly desirable river roads. Surbiton mainline station, the high street, the Thames and Kingston town centre are all within walking distance. The many benefits include a good size kitchen dining room on the ground floor with French doors opening onto the garden. There is also a welcoming entrance hallway with a door to the garage/utility room and a ground floor cloakroom. On the first floor, a good size sitting room with a feature fireplace. A double bedroom and a family bathroom with a shower over the bath. On the second floor, a master bedroom with fitted wardrobes and an en-suite bathroom with a shower over the bath. There is also another double bedroom with wardrobes and en-suite shower room. To the rear is a private secluded garden with a terrace, raised lawn area and covered side pedestrian access. At the front, driveway parking for two cars leading to the garage. A lovely home in an exceptional location.

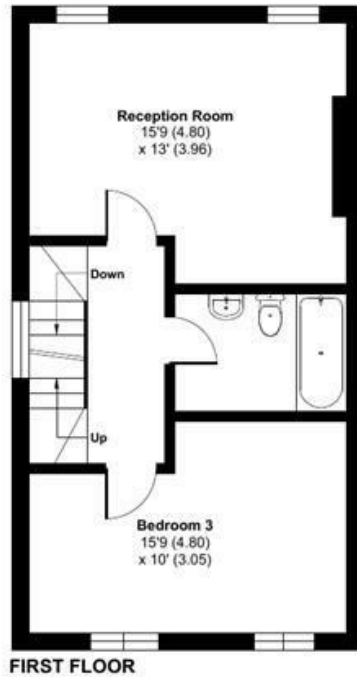
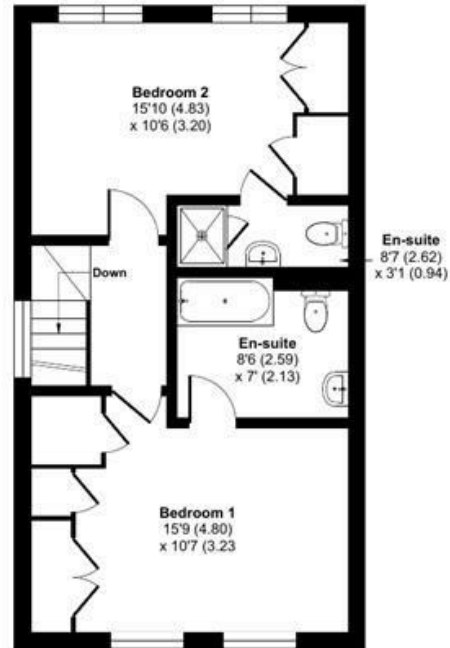
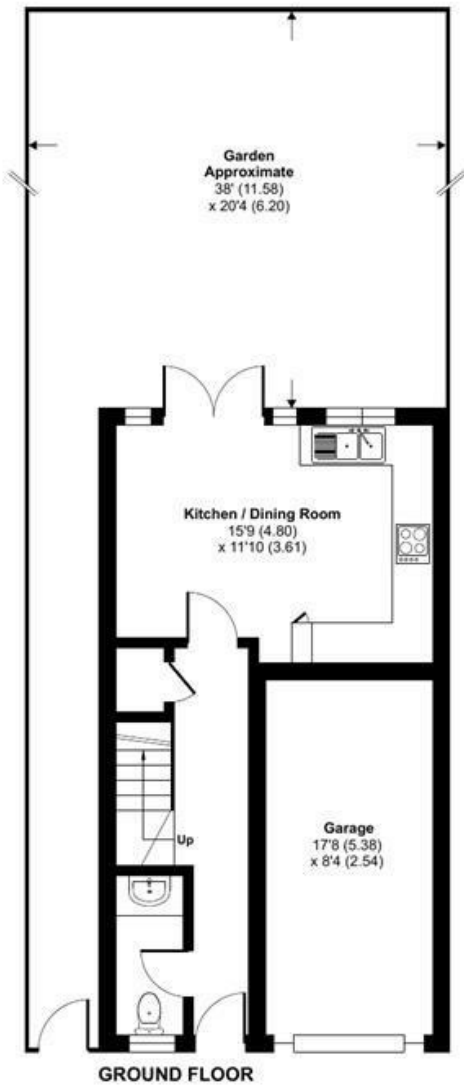
Guide Price £985,000 Freehold

EPC Rating: C

Uxbridge Road, Kingston Upon Thames, KT1

Approximate Area = 1411 sq ft / 131 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 977146

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.

