



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



Chatham Road, Kingston Upon Thames, KT1 3AB

A very spacious four bedroom, two-bathroom modern detached house with a private garden and driveway parking. Located within a short walk of Norbiton station and Kingston town centre with local independent shops and amenities 'on the doorstep'. The many benefits include a large reception room at the back of the property with French doors opening onto the garden. At the front of the property a well equipped modern Kitchen breakfast room. There is a welcoming entrance hallway and a ground floor cloak room. On the first floor, a large master bedroom with a fitted wardrobe and an en-suite shower room. There is also another double bedroom with wardrobes and a coordinated main shower room. On the second floor, two further good size bedrooms also with wardrobes. Gas central heating and double glazing. To the rear, a private enclosed and driveway parking at the front. Council tax band F. A good size detached house in a prime location.

Guide Price £825,000 Freehold

EPC Rating: D

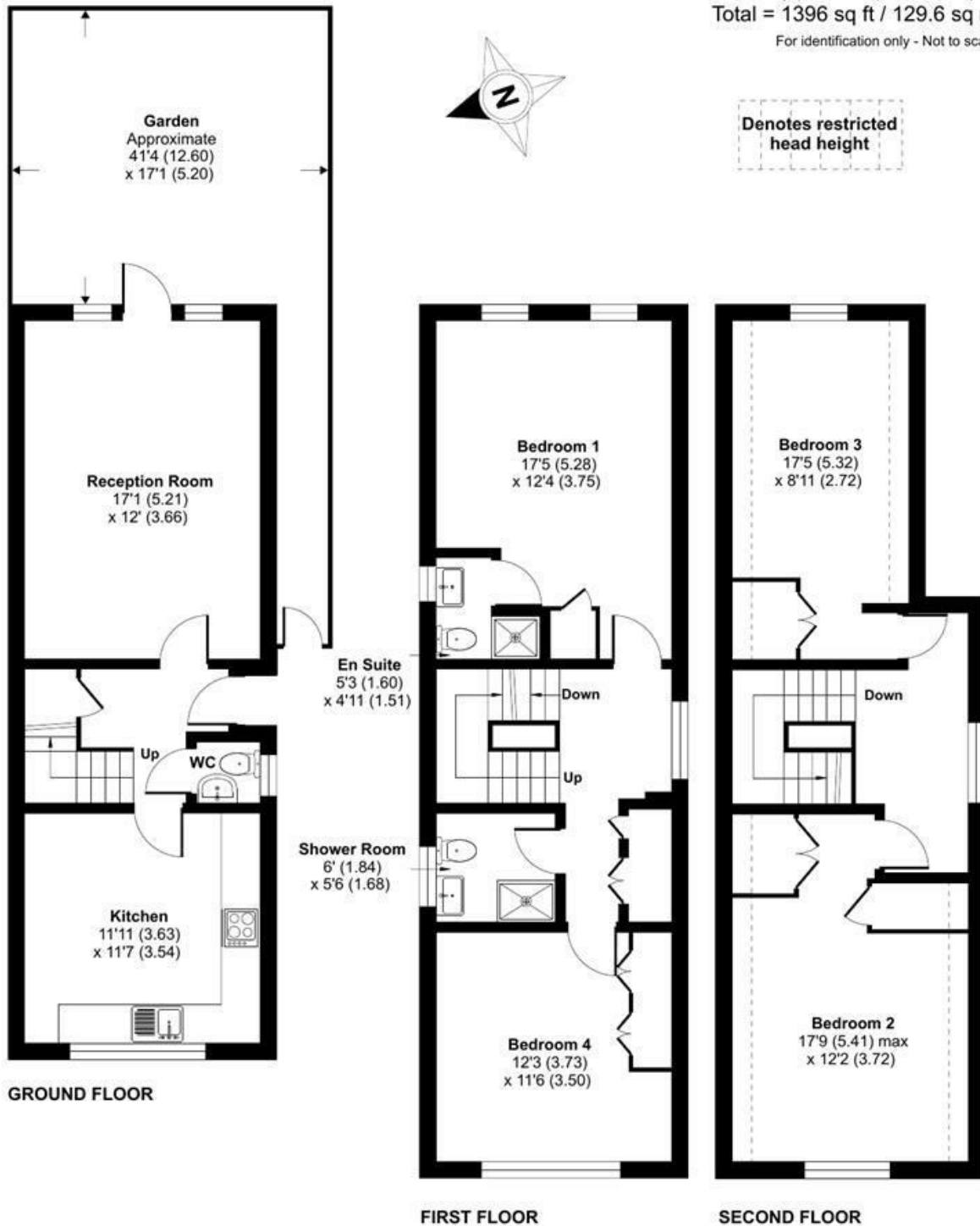
Chatham Road, Kingston Upon Thames, KT1

Approximate Area = 1334 sq ft / 123.9 sq m

Limited Use Area(s) = 62 sq ft / 5.7 sq m

Total = 1396 sq ft / 129.6 sq m

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: 1095706

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.

