



GREENWOODS

SALES & LETTINGS

VILLIERS ROAD, KT1

ASKING PRICE £900,000



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A stunning and extended, four bedroom semi-detached Victorian house with private rear garden, located on the popular Villiers Road. Finished to a high specification throughout, the ground floor comprises a lovely reception to the front with feature wood burner and bay window, whilst a beautiful extension to the rear allows for a wonderfully bright and open plan kitchen/reception/family room, which in turn spills out onto a landscaped rear garden, featuring a studio/ office. The kitchen also comes complete with a range of integrated Bosch appliances, a downstairs WC and utility room concludes the ground floor accomodation.

The first floor offers two generous double bedrooms with a stylish modern bathroom and modern ensuite shower room, whilst the loft has been converted to offer a further two bedrooms with a shower room and wc.

Villiers Road is a very popular residential street located within convenient reach of Athelstan and Fairfield Recreation Grounds. Furthermore, it is well situated for access to both Kingston and Surbiton railway stations and falls within the catchment for well-regarded schools.

Tenure: Freehold

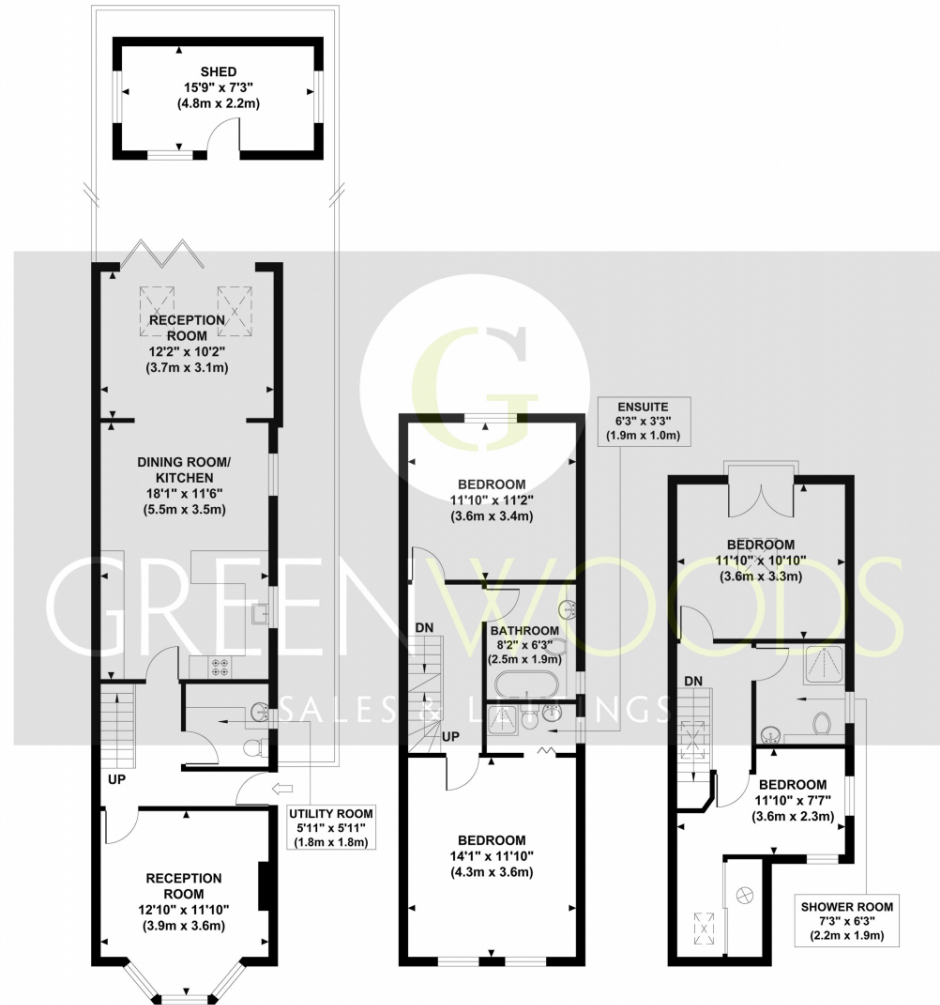
EPC: D

Council Tax Band: E - £2745.97 per annum



VILLIERS ROAD

Approximate Gross Internal Area
 1387 sq ft / 128.85 sq m
 Shed Area 115 sq ft / 10.70 sq m
 Total Area 1502 sq ft / 139.55 sq m



**GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 589 SQ FT**

**FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 444 SQ FT**


**SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 354 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards. GB PRO PHOTOS

FEATURES

- Four Bedroom Semi Detached house
- Downstairs WC
- Private Landscaped garden
- Three bathrooms
- Catchment for well-regarded schools
- Open plan kitchen/reception/family room
- Extended to the rear and into the loft
- Modern throughout

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Kingston upon Thames, KT1



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