



featherstone  
leigh





## PORTLAND ROAD

KINGSTON UPON THAMES, KT1

**A stunning, three bedroom semi-detached Victorian house with off street parking.**

- \* **Three bedroom semi-detached Victorian house**
- \* **Off Street parking**
- \* **Exceptional condition throughout**
- \* **Catchment for outstanding schools**
- \* **0.6 miles (13 minute walk) from the railway station**
- \* **Scope to extend (Subject to usual consents)**

### THE PROPERTY

A truly stunning three bedroom semi-detached Victorian house with private rear garden, located on a popular residential street.

Immaculately presented throughout, the ground floor comprises a lovely reception to the front with feature fireplace and bay window, whilst to the rear there is a large dining room allowing access to a wonderfully bright kitchen and bathroom and a well maintained rear garden with its own outside bar! This shed also provides excellent storage.

The first floor offers three bedrooms and there is further scope to convert and extend the loft to add a further bedroom and bathroom (subject to usual consents).

There is also a large front driveway providing off street parking at the front, as well as resident parking bays on street.





### THE LOCATION

Portland Road is a very popular residential street located within convenient reach of Athelstan and Fairfield recreation Grounds and within just 0.3 miles (7 minute walk) of Kingston town centre.

Kingston and Surbiton's Zone 6 mainline railway stations are within 0.6 miles (13 minute walk) and 0.9 miles (17 minute walk) respectively, whilst the latter offers connections into London terminals in as little as 17 minutes.

Queens Promenade and the River Thames are within just 0.4 miles (8 minute walk) offering leisurely walks into and out of Kingston.

Furthermore, it is well situated for access to both Kingston and Surbiton railway stations and falls within the catchment for well-regarded schools.

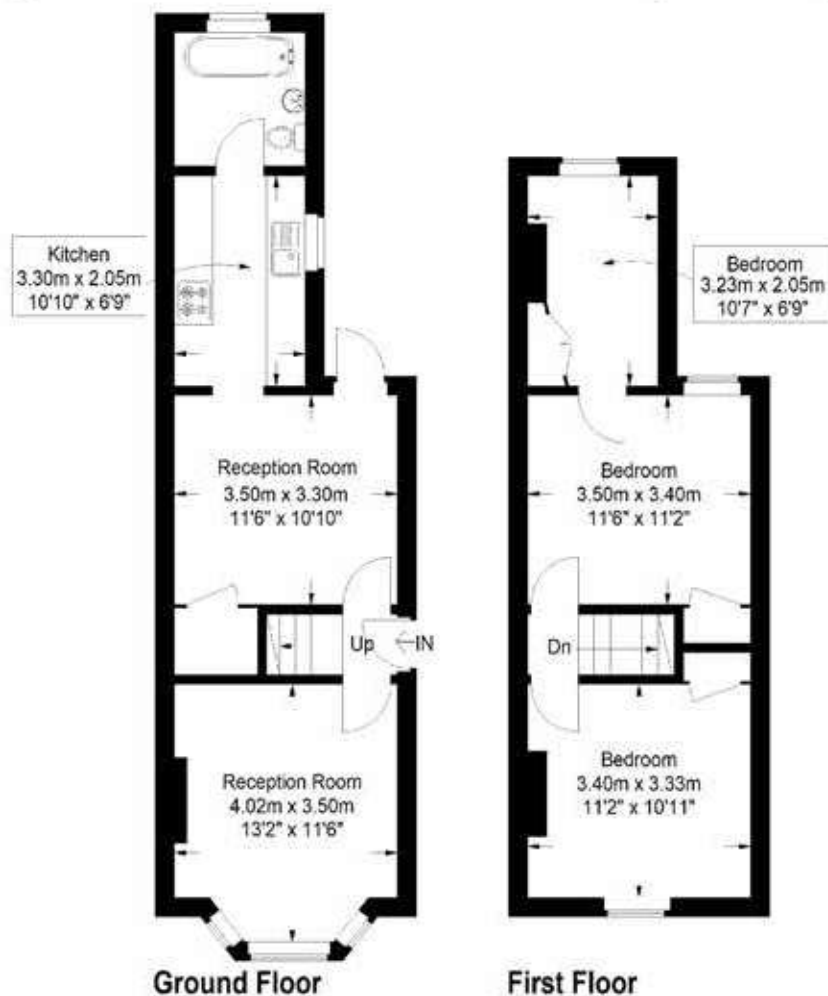






## Portland Road, Kingston upon Thames KT1

Approximate Gross Internal Area | 74.7 sq m / 804 sq ft



Ground Floor

First Floor

Featherstone Leigh Ltd

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale. (ID551856)



### KINGSTON OFFICE

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**IMPORTANT** Featherstone Leigh would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.