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# Shortlands Road, Kingston upon Thames, KT2 6HE

Semi Detached Victorian 4 bedroom family home with a south facing garden in highly regarded North Kingston. Situated just 0.2 miles from Richmond Park, local shops and cafe's and within 0.7 miles of Kingston town centre shops and train station.

Extended, loft converted and refurbished to an impressive standard to offer 1673 sq ft of well proportioned living space over 3 floors with high specification fixtures and fittings, wood flooring downstairs, charming period features and traditional sash style windows.

Entrance hallway leads to the bay fronted living/dining room with a feature fireplace and open access into the kitchen with stylish units, integrated appliances and a door into the utility room. This light filled space has secure front and rear access, velux roof windows, built in units and space for storage. Further doors in the hallway lead to storage, a w.c and the stunning family living room at the rear with a wood burning stove, built in storage and space for seating and dining. Folding doors open onto the garden with a patio, lawn, planting and a large shed.

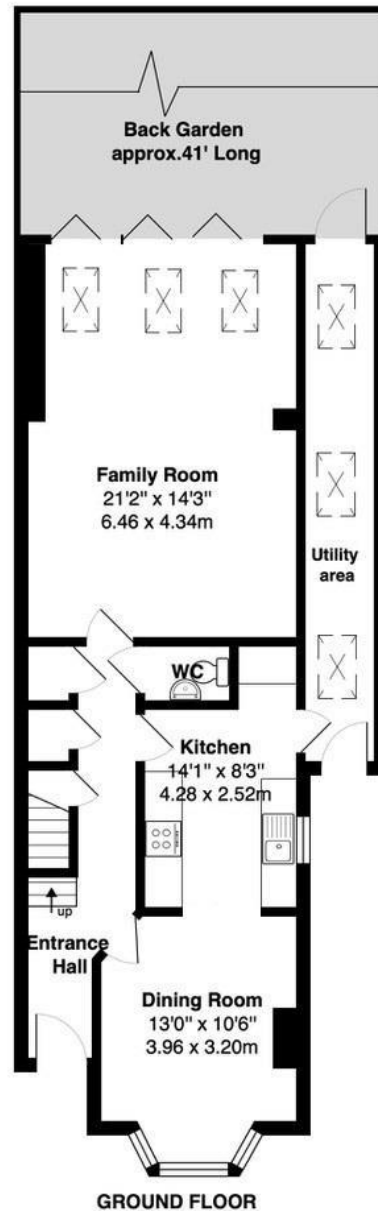
On the first floor are 3 bedrooms, the family bathroom and stairs leading up to the master bedroom, the luxury shower room and the study room with a roof window and access to eaves storage.

Located 0.2 miles from Alexandra and St Paul's Primary and less than 0.5 miles from St Agatha's and Latchmere Primary Schools.

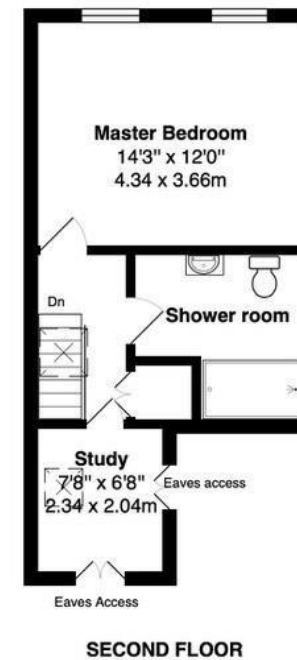
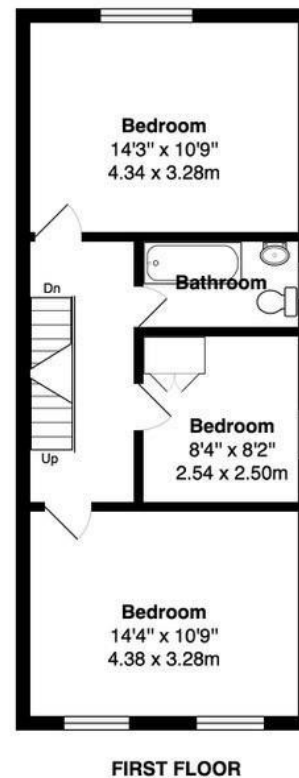
EPC Rating D

- Semi Detached Victorian Family Home
- 4 Bedrooms and 2 Bathrooms
- 1673 Sq Ft of Living Space over 3 Floors
- Extended and Loft Converted
- High Specification Throughout
- Desirable North Kingston Location
- Within 0.5 Miles of Popular Schools
- 0.7 Miles from Kingston Town Centre and Train Station





**TOTAL FLOOR AREA**  
approx. = 1,673 (155.4 sq. metres)  
excls restricted head height in study



**a** Websters Estate Agents 36 Broad Street, Teddington, Middlesex TW11 8QY

**t** 020 8614 6000

**e** sales@mywebsters.co.uk **w** mywebsters.co.uk

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