

85 Cambridge Road, Kingston- upon-Thames, KT1 3NY



Guide Price : £550,000

Local Authority: Kingston Borough Council

Council Tax Band: Band D £2,374.32 pa 2024/2025

Square Footage : 964 sq ft

EPC Band : D

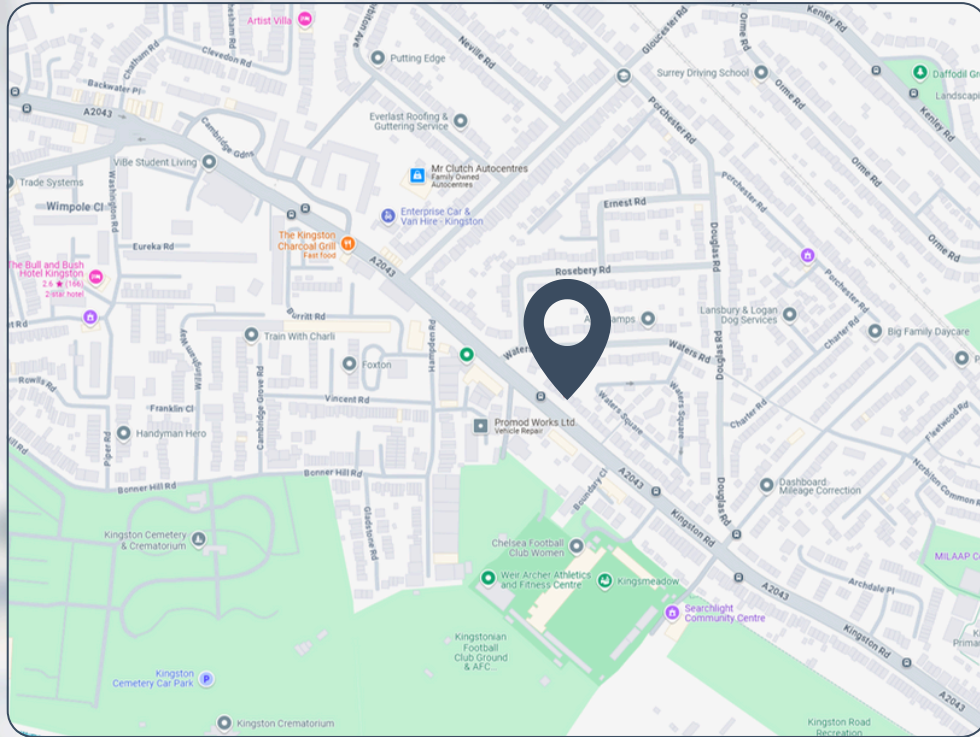
No chain

Location

The property is ideally located for Norbiton Station with regular trains to Waterloo, plus convenient access to the A3.

Kingston Town Centre is also ideally positioned for the many shops, bars and restaurants, there are also many leisure facilities close by including Richmond Park. Local schools include Kings Oak Primary School and Corpus Christi Roman Catholic Primary School.

The A3 allows fast access to the M3, M25, M4 and beyond.



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Summary

- A 3 bedroom semi-detached house in need of modernisation.
- Double Reception Room
- Ground floor cloakroom
- Kitchen
- First floor bathroom
- Garden
- Off-street parking
- 964 Square Feet
- Double glazed throughout
- Chain free
- EPC Band D

The Property

Here is one of those increasingly rare, refreshing properties which hasn't been completely "updated", and it gives the lucky new owner the wonderful opportunity of designing their own home as they want it.

This three-bedroom semi-detached house has a wide hallway with guest cloakroom and useful understairs cupboard, the two reception rooms have been opened up to create a lovely double living space with patio door and the kitchen also has access to the garden.

On the first floor are three bedrooms (two large doubles and a large single) together with the main bathroom which has a shower over the bath.

The generous rear garden can also be accessed from the side of the property and is lawned with a raised terrace at the rear.

There is off-street parking for 2 vehicles although there is currently no dropped curb.

There is plenty of scope for the new owner to add both square feet and value to this lovely property.

Nice to know:

Guide Price : £550, 000

Local Authority: Kingston Borough Council

Council Tax Band: D - £2374.32 pa 2024/2025

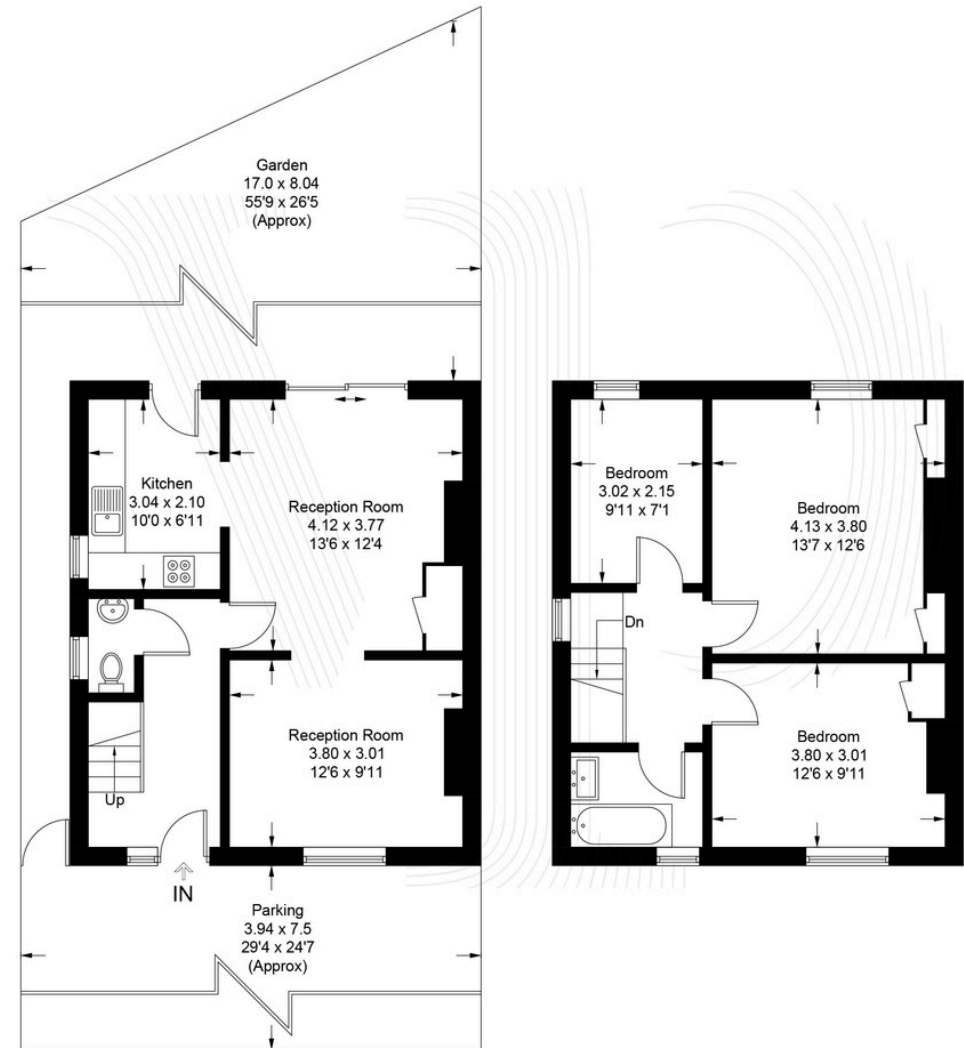
Square Footage : 964 sq ft

EPC Band : D

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. The Modern House has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

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Approximate Gross Internal Area = 89.6 sq m / 964 sq ft



Ground Floor
485 sq ft / 45.1 sq m

First Floor
479 sq ft / 44.5 sq m







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They feature independent shops, restaurants, leisure facilities, theatres, galleries, and museums. Families are drawn here by outstanding schools and the perfect balance of city and country life.

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