

ALBERT ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1943 SQ FT- 180.50 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Albert Road, Kingston Upon Thames, KT1 3DQ
Asking Price £1,300,000 Freehold



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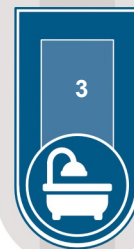
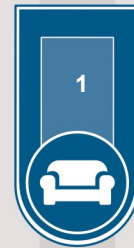
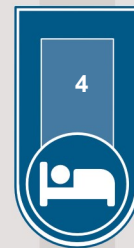
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THE LOCATION

Albert Road is a highly convenient residential road located moments away from Kingston-upon-Thames town centre which offers an array of shops, restaurants and pubs with direct access into London via the A3 and mainline train station.

There are also some excellent state and public schools nearby, including Kingston Grammar School, Tiffin School, Bedelsford School, Rokeby and Holy Cross.



THE PROPERTY

A modern four bedroom family home offering almost 2,000 sqft of living space within a short walk of Kington town centre. Arranged over three levels, the house offers all the modern home technologies, including solar panels.

On the ground floor the house has a large entrance hallway with a kitchen & dining room at the front of the house, whilst at the rear there is a large main reception room with sliding glass doors leading out to the rear garden. Additionally there is a guest WC.

Upstairs on the first floor there are three bedrooms, including the main principal suite with built-in wardrobes and en suite shower room. There is also a main family bathroom.

On the top floor is a very spacious double bedroom with walk-in storage and en suite shower room.

Externally there is a west backing garden of just under 40ft, whilst at the front there is private off-street parking for 1 car.

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	