

Dawson Road, Kingston Upon Thames, kT1

£675,000 Freehold

2 Bedrooms | 0 Bathrooms | 2 Reception

IVYGATE™



#### Summary:

IVYGATE are delighted to introduce to the market this beautifully presented Victorian Semi-Detached family home. This fine home comprises, reception room with bay windows with feature fireplace and period feature, ground floor WC. The sleek and modern kitchen has been extended and is now the heart of this home. With plenty of storage and integrated appliances. There is also room for dining and entertaining with doors leading out to the west facing rear garden. To the first floor are two well-appointed double bedrooms and a stylish shower room. the property benefits from NO ONWARD CHAIN and STPP comes with huge scope to extend further to the ground floor and the loft, as seen by neighbouring homes.

**Attractive Victorian semi-detached home**

**Two double bedrooms**

**Excellent condition throughout**

**West facing garden**

**Open plan kitchen/dining room**

**Huge potential to extend STPP to the rear and the loft**

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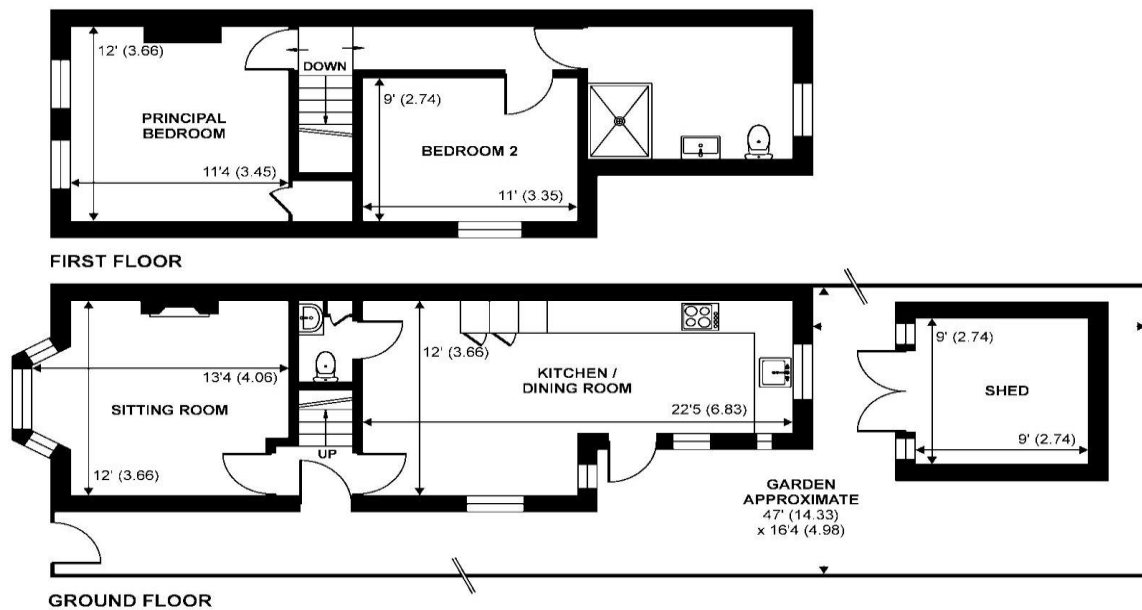


Approximate Area = 825 sq ft / 76.6 sq m

Outbuilding = 81 sq ft / 7.5 sq m

Total = 906 sq ft / 84.1 sq m

For identification only - Not to scale

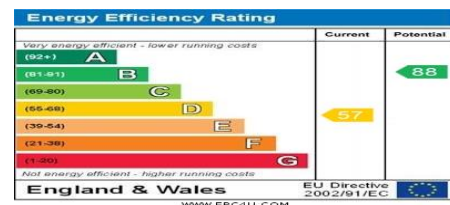


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n-checom 2024. Produced for Simpsons Estate Agents by Curchods. REF: 1164381

Tenure: Freehold

Council Tax: D

Local Authority: Royal Borough of Kingston upon Thames



## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.