



Revell Road, Kingston Upon Thames, KT1 3SL

welcome to

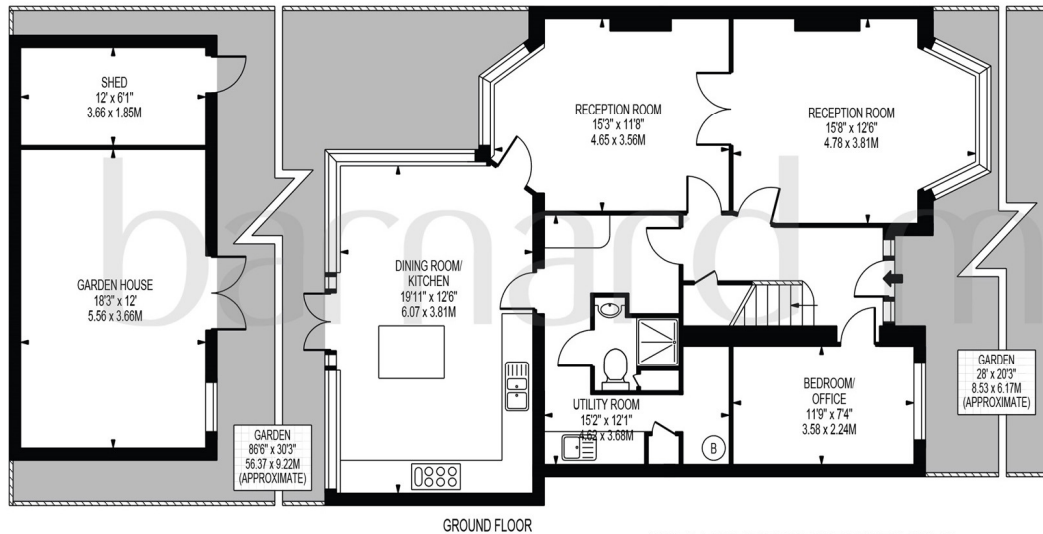
Revell Road, Kingston Upon Thames

We're delighted to offer this immensely attractive Tudor influenced substantial three/ four bedroom semi-detached Coombe side property situated In the highly sought after Revell Road. This much loved family home provides a superb balance of light & spacious accommodation arranged over two floors.



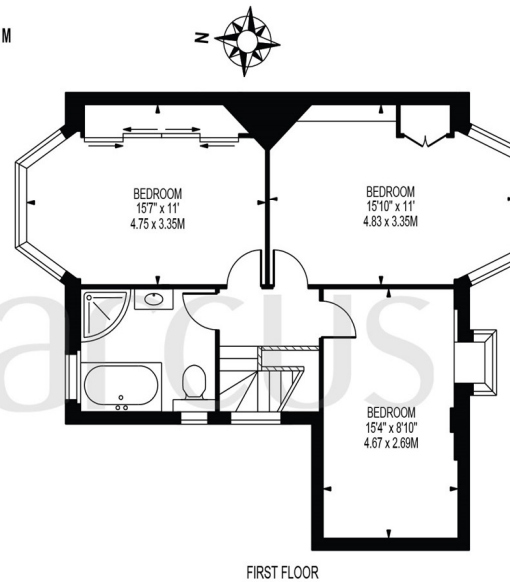
REVELL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1533 SQ FT - 142.42 SQ M
(EXCLUDING GARDEN HOUSE & SHED)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN HOUSE: 219 SQ FT - 20.35 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 73 SQ FT - 6.77 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.



Upon entry there is a well-proportioned front bedroom/ office, bay-fronted reception with through lounge doors leading to a second reception and substantial kitchen / dining room to the rear of the property.

Benefitting from glass rear doors spanning the full width of this well manicured private rear garden. In addition there is a separate utility and downstairs WC & shower to the ground floor. Continue further to the first floor are a further three equally generous double bedrooms, ample built-in storage and a generous family bathroom complete with bath and separate shower enclosure.

Further benefits include an impressive out-building with both power & lights, fully insulated to the rear of the private garden with versatile applications including; home office, gym and separate store shed. The garden has an array of mature shrubs and a large paved patio area.

This property benefits from double glazing, gas fired central heating and future potential for further extension subject to usual planning consent. This property has an impressive front drive to park a number of vehicles and ideally situated for all of the sought after school catchments, local shops & national rail. Early viewing comes as essential advise.

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Revell Road, Kingston Upon Thames

- Three / Four Bedroom Property
- Fully Insulated Out-building
- Office Space
- Large Driveway
- Potential to Extend (STPP)
- Highly Sought after Residential Road

Tenure: Freehold EPC Rating: Awaited

guide price

£1,300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107437



Property Ref:
NML107437 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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