



Hawks Road, Kingston Upon Thames KT1 3EF

welcome to

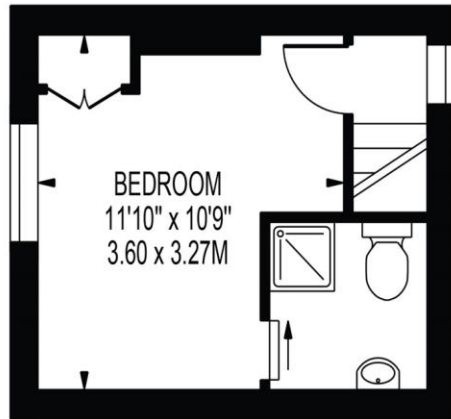
Hawks Road, Kingston Upon Thames

Located an equal distance from both Kinston & Norbiton Station; this one double bedroom end of terrace freehold house is offered to the market chain free with the additional benefits of front & rear garden as well as residents parking permits available.

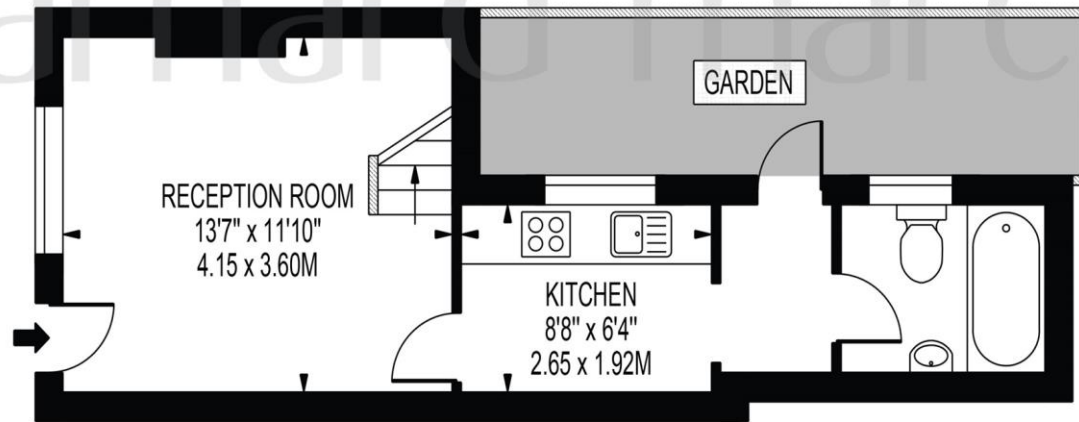


HAWKS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 449 SQ FT - 41.68 SQ M



FIRST FLOOR



GROUND FLOOR

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.
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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.

Located an equal distance from both Kinston & Norbiton Station; this one double bedroom end of terrace house is perfectly located for those who commute & or desire to be close to the vibrancy of Kingston Town Centre.

The home starts with its own private front garden that leads to the front door which opens in to the wonderfully spacious & airy reception room. Adjoining is the equally sizable & contemporary kitchen. Completing the ground floor of this rare to market home is a private rear garden as well as a three piece bathroom. Both the kitchen and bathroom benefit from underfloor heating.

Concluding this exciting property is a large double bedroom which is complemented by a three piece en-suite bathroom. With the additional benefit of residents parking available locally, this home demands immediate inspection to avoid disappointment.

welcome to

Hawks Road, Kingston Upon Thames

- Double Bedroom
- End Of Terrace House
- Freehold Property
- Private Front & Rear Garden
- Two Bathrooms

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£375,000



view this property online barnardmarcus.co.uk/Property/SUR108815



Property Ref:
SUR108815 - 0004

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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Please note the marker reflects the
postcode not the actual property



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