

# S&B



## 3 Bedroom Family Home Wolsey Drive, Kingston Upon Thames. £800,000 Freehold

A rare opportunity to acquire this 3 Bedroom Family Home located in leafy North Kingston with a private garage to the rear. On the ground floor, the property boasts 1,199 sq ft of internal living space, comprising, entrance porch and entrance hallway, 2 reception rooms, the front living room has a feature fireplace, bay window overlooking front of the property, glazed doors to the second reception room/dining room with doors opening to the private rear garden.

Separate Kitchen with an extended utility area, window overlooking the rear garden, and a door opening to the side of the house giving access to the garden, under stairs cupboard.

On the first floor, the principal bedroom is located to the front of the property, and a further double bedroom to the rear of the property overlooking the private garden, a further single bedroom and a Family Shower Room. Gas central heating.

Externally, a West Facing secluded rear garden with an outside W/C, outside tap and electric points, Garage and Car Port, with access from the rear, Off Road parking to the front of the property.

Opportunity to extend, subject to planning permission, refurbish and is offered to the market, chain free.

Wolsey Drive is ideally located close to excellent local schools including Kingston Academy and Tiffin Girls School, local amenities and great transport links.

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## Wolsey Drive, KT2



Approx. Gross Internal Floor Area 1199 sq. ft / 111.49 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings, before making decisions reliant upon them.

Produced by [designimperial.com](http://designimperial.com)

- 3 Bedroom Family Home
- North Kingston Location
- Leafy Residential Road
- 2 Reception Rooms
- Kitchen with extended utility room
- Family Shower Room
- West Facing Private Rear Garden
- Garage and Car Port
- Off Road Parking to the front of the property
- Gas Central Heating
- Opportunity to Refurbish
- Scope to extend subject to planning permission
- Chain Free
- Council Tax: Band E - £2,901.95