

# NORTH KINGSTON

£ 845,000 : FREEHOLD



**TUDOR DRIVE, KINGSTON UPON THAMES, SURREY, KT2 5NP**



**A CLASSIC 3 BEDROOM 2 RECEPTION 1930's SEMI DETACHED HOUSE on the popular North Kingston Tudor development with a 77 ft garden and a GARAGE plus further potential to extend to the rear and loft (stpc).**

Fireplaces, bays and picture rails to both reception rooms.

Kitchen with fitted units and integral gas hob, hood oven, fridge freezer and dishwasher.

Wall length wardrobes fitted to the front bedroom.

Bright rear bedroom with bay window overlooking the garden.

Smartly presented bathroom with tiled floor plus a separate cloakroom.

*Attractive lawned gardens front and rear.*

*Double glazed throughout \* Gas Central Heating system*

**Positioned between the lovely North Kingston riverside and the open spaces of Richmond Park.**

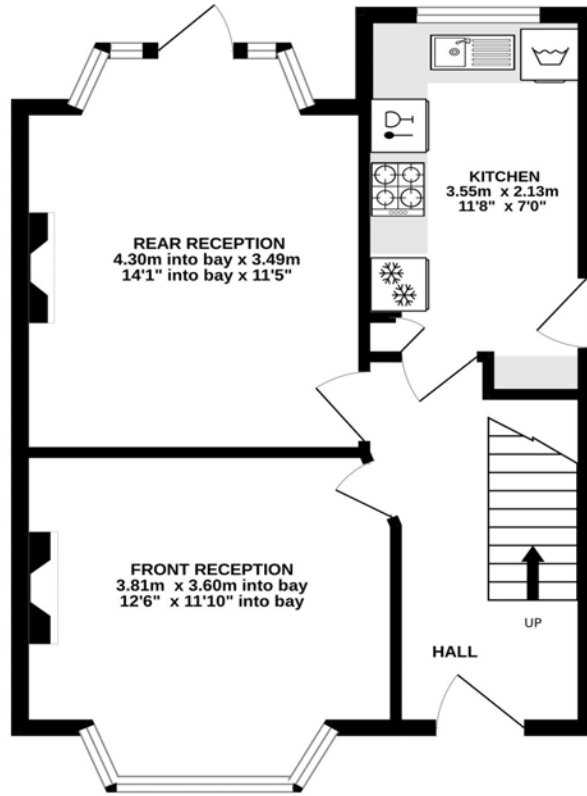
**Within reach of Tiffin Girls and the Kingston Academy plus Fernhill, Latchmere and St. Agatha's Schools.**

**Close to local shops and facilities at Ham Parade plus local shops, Post Office and library on Tudor Drive.**

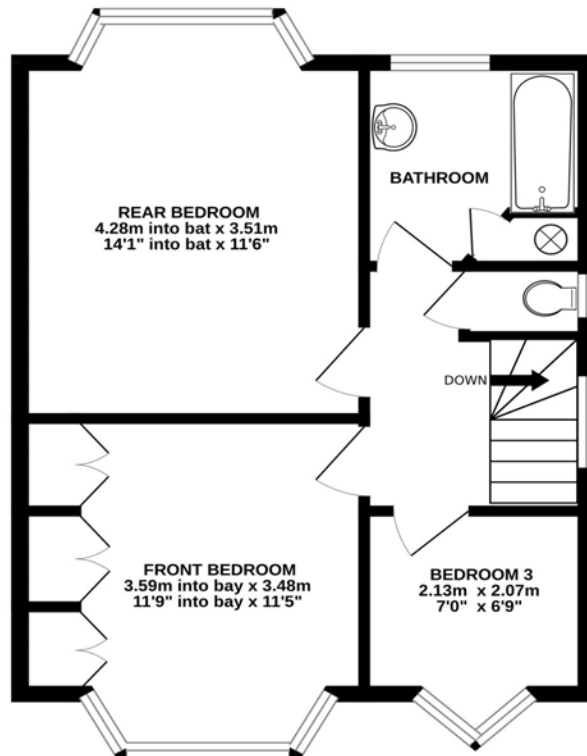
**020 8549 5099**

***[www.mervynsmith.co.uk](http://www.mervynsmith.co.uk)***

**GROUND FLOOR**  
43.3 sq.m. (466 sq.ft.) approx.



**1ST FLOOR**  
42.3 sq.m. (456 sq.ft.) approx.



**TOTAL FLOOR AREA : 85.6 sq.m. (921 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### **ENTRANCE PORCH**

Elizabethan style entrance door through to...

### **ENTRANCE HALL:**

Radiator, understair storage space, picture rail.



### **FRONT RECEPTION: Abt 11 ft 9 into bay x 11 ft 5 (3.59m x 3.48m)**

Leaded style double glazed bay, radiator, open fireplace with brick surround and timber framing, display alcove.



**REAR RECEPTION: Abt 14 ft 1 into bay x 11 ft 5 (4.30m x 3.48m)**

Double glazed bay to rear with double glazed door to garden. Gas fire in surround with marbled mantelpiece, surround and hearth, picture rail, uprighters, radiator.



**KITCHEN: Abt 11 ft 8 x 7 ft ( 3.55m x 2.13m)**

Tiled floor, units fitted at eye and base level, worktops and white tile splashbacks, display cabinets with glass doors, inset sink unit, inset gas hob with fitted hood over, inbuilt electric oven, integral fridge/freezer, integral slimline dishwasher, space for washing machine, recess with shelf and cupboard, double glazed window to garden, side door.



**STAIRS FROM HALL TO 1st FLOOR LANDING:**

Frosted double glazed side window, balustrade, trap door to loft.

**FRONT BEDROOM: Abt 11 ft 9 into bay x 11 ft 5 ( 3.59m x 3.48m)**

Leaded style double glazed bay, radiator, picture rail, three double doors to wall length inbuilt wardrobes.



**REAR BEDROOM: Abt 14 ft 1 into bay x 11 ft 5 (4.28m x 3.51m)**

Double glazed rear bay, picture rail, radiator.



**BEDROOM THREE:** Abt 7 ft x 6 ft 9 (2.13m x 2.07m)

Leaded style double glazed oriel bay window with shelf to front, radiator.



**BATHROOM:**

Double glazed frosted window, pedestal wash hand basin, airing cupboard housing cylinder, panel enclosed bath with shower and screen over, heated towel rail, tiled floor.

**SEPARATE CLOAKROOM:**

WC, double glazed frosted window. Tiled floor.



**OUTSIDE:**

**FRONT GARDEN:** Front hedge screen, wrought iron gate, lawn and borders.



**SIDE:** Brick arch with gate to side passageway with outside tap.

**REAR GARDEN:** Approx 77' (23.47m)

Mainly grassed with borders and rear access gate. Hardstanding area to rear with GARAGE.





**COUNCIL TAX** : BAND E (London Borough of Richmond Upon Thames)

**ENERGY EFFICIENCY RATING**: BAND D

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**MERVYN  
SMITH**

315 RICHMOND ROAD, HAM PARADE, KINGSTON, SURREY, KT2 5QU  
*mail@mervynsmith.co.uk*  
0208 549 5099