

NORTH KINGSTON

**MERVYN
SMITH**
ESTATE AGENTS

£ 775,000 : FREEHOLD

WOLSEY DRIVE, KINGSTON UPON THAMES, KT2 5DR



RENOVATION AND EXTENSION OPPORTUNITY AT THIS 3 BEDROOM TUDOR STYLE HOME with Vacant Possession and No Onward Chain.

Sunny 65 ft South-Westerly facing rear garden.

Close to Tiffin Girls, the Kingston Academy and Fernhill School.

Although parts of the house require refurbishment, the executors inform us the kitchen, bathroom, double glazing boiler and radiators were all installed in 2016. The boiler installation is listed at the local authority website and there is a FENSA certificate for 10 windows and 3 doors installed in 2016.

There is also the possible option to extend the house to the loft and rear (stpc) as has been done at the neighbouring house, which sold for £1,120,000 in 2023.

Located in a residential side road in the popular Tudor development between the lovely North Kingston riverside and the open spaces of Richmond Park.

Close to local shops, Post Office, buses and library on nearby Tudor Drive.

020 8549 5099

www.mervynsmith.co.uk

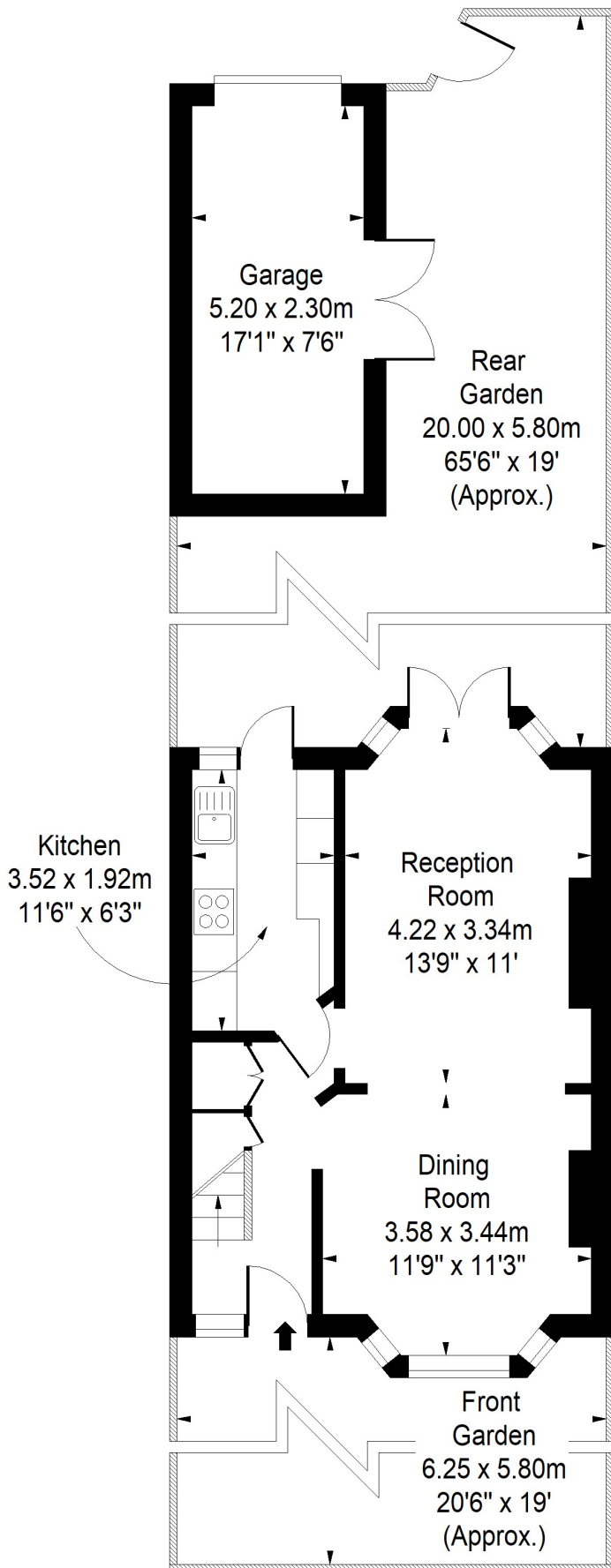
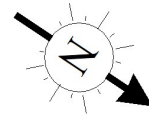
Wolsey Drive

Approx. Gross Internal Area
76 Sq M - 828 Sq Ft

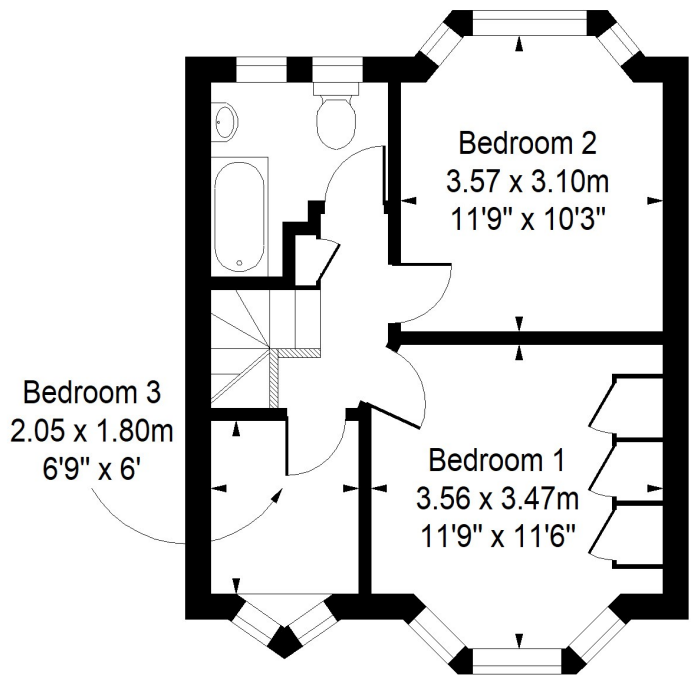
(Excluding Garage)

Garage

Approx. Gross Total Internal Area
12 Sq M 129 Sq Ft



Ground Floor



First Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. not to scale floor plan by www.frameworkphotos.co.uk

ENTRANCE :

Entrance door into

HALL

Radiator, wainscotting, laminate flooring, double glazed leded style window, understair store cupboard.



DOUBLE ASPECT LOUNGE/DINING ROOM

Front area - 11 ft 9 x 11 ft 3 (3.58m x 3.44m) Leaded style double glazed front bay, radiator.



Rear area Abt 13 ft 9 x 11 ft (4.22m x 3.34m) Radiator, double glazed rear bay with French doors to garden.

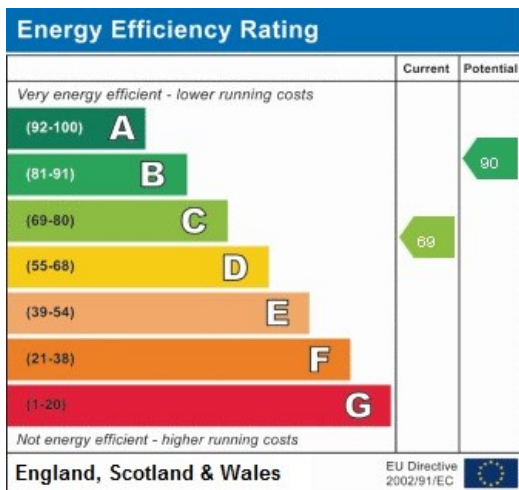


KITCHEN: Abt 11 ft 6 x 6 ft 3 (3.52m x 1.92m)

Units fitted at eye and base level, worktops, splashbacks, inset sink unit, inset hob, inbuilt Neff oven, inbuilt microwave, integral fridge and freezer, cupboard housing Vaillant ecoTEC boiler double glazed window and door to rear.



ENERGY EFFICIENCY RATING: BAND C



STAIRCASE TO FIRST FLOOR LANDING:

Trap to loft, balustrade, medicine/linen cupboard.

BEDROOM 1: (front) Abt. 11 ft 9 x 121 ft 6 (3.56m x 3.47m)

Double glazed leaded style bay window to front aspect, radiator, fitted wardrobe cupboards.



BEDROOM 2: (rear) Abt. 11 ft 9 x 10 t 3 (3.57m x 3.10m)

Double glazed bay window to rear aspect, radiator.



BEDROOM 3: (front) Abt. 6 ft 9 x 6ft (2.05m x 1.80m)

Double glazed leaded style oriel bay windows to front aspect, radiator.



BATHROOM:

Two frosted double glazed windows, heated towel rail, panel enclosed bath, pedestal wash hand basin, tiled walls, WC.



FRONT GARDEN mainly paved.

REAR GARDEN Abt. 65 ft 6 x 19 ft (20m x 5.8m)

Paved to immediate rear of house, pond, grassed and planted areas, derelict garage, rear access gate.



COUNCIL TAX : BAND E (Kingston Upon Thames)

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition. **DISCLAIMER:** Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.

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