







## Tudor Drive

Kingston Upon Thames, Kingston Upon Thames

Just available! 3 Bedroom 1930s Semi Detached House. Bright thru lounge/diner over 27 ft. DBL GARAGE 16ft SQUARE with power, light. Further potential - adjoining semi extended to rear and loft. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 3 BEDROOM 1930s SEMI DETACHED HOUSE in popular North Kingston. Bright double aspect 27 ft through lounge/dining room with front bay and rear doors to the garden.
- Further potential to extend (stpc). The adjoining semi has extended to the rear ground and the loft.
- Large rear double garage with vehicle access and electric up and over door.
- Within reach of sought after Latchmere, St Agatha's, St Pauls and Alexandra schools.
- Richmond Park can be accessed via Ham or Kingston Gates and the house is near the open spaces of Latchmere Recreation Ground and Dinton Fields.
- Moments from buses to Norbiton, Kingston and Richmond and within reach of local shops, Post Office and library.



## PORCH

Covered porch with entrance door and side windows with coloured glass insets into HALL: Radiator, double glazed window to side, door to understair store cupboard.

## THROUGH LOUNGE/DINING ROOM

27' 8" x 10' 4" (8.43m x 3.15m)

Double glazed bay window to front with contoured radiator, varnished floorboards, coving, radiator to rear, double glazed sliding patio doors to garden.

## KITCHEN

11' 11" x 5' 8" (3.63m x 1.72m)

Units fitted at eye and base level with worktops and part tiled walls, inset one and a half bowl sink unit, inset NEFF gas hob and hood over, inbuilt oven, washing machine and fridge and freezer, integral dishwasher, wall mounted boiler, space for fridge/freezer, rear double glazed window and double glazed door to side access.

## BEDROOM 1 (FRONT)

13' 5" x 10' 1" (4.08m x 3.08m)

Double glazed bay window to front aspect with contoured radiator, door to inbuilt wardrobe cupboard in addition to room dimensions. .

## BEDROOM 2 (REAR)

12' 0" x 10' 1" (3.66m x 3.08m)

Double glazed window to rear garden aspect, radiator, varnished floorboards, doors to fitted wardrobe cupboards plus inbuilt cupboard.

## BEDROOM THREE

8' 2" x 5' 11" (2.50m x 1.80m)

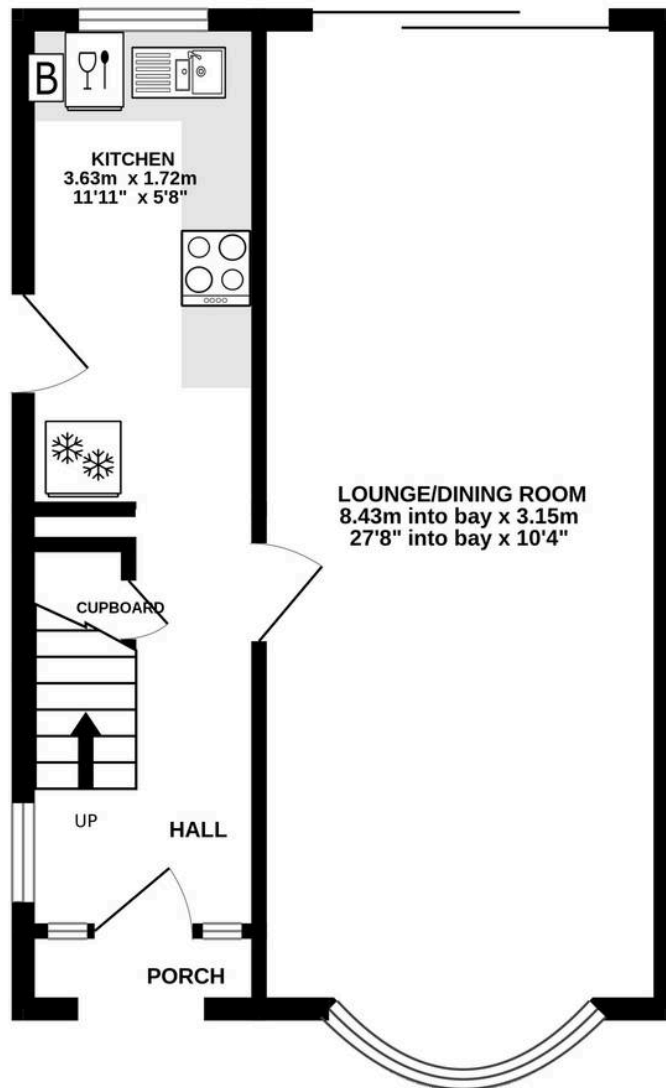
Double glazed window with to front, varnished floorboards, radiator.

## BATHROOM

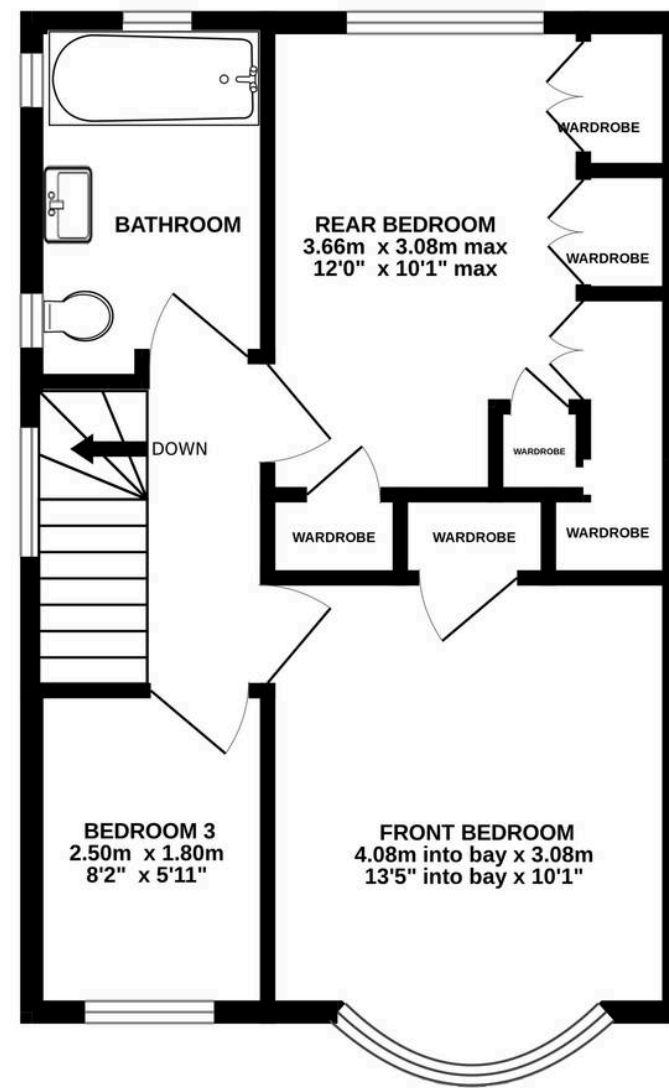
Double glazed windows to rear and side, WC.



GROUND FLOOR  
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR  
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 78.1 sq.m. (840 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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