



46 Cardinal Avenue, Kingston Upon Thames, Surrey, KT2 5SB



# 46 Cardinal Avenue

Kingston Upon Thames

Available for quick sale with NO ONWARD CHAIN!

- 3 BEDROOM 1930s TUDOR HOUSE with both a GROUND FLOOR EXTENSION and a STUDIO OUTBUILDING with power, spotlights & double glazing.
- Extended kitchen/breakfast rm with quality brand appliances – Bosch gas hob, electric oven, dishwasher, washing machine, fridge freezer + AEG integral microwave.
- Bright double aspect reception with lounge area over 18 ft x 11 ft plus extended rear area/dining room overlooking the garden.
- Added double glazed porch \* Gas Central Heating system with an efficient Worcester Greenstar condensing boiler.
- Attractive garden with shed and rear access gate.
- The property offers the significant additional benefit of the outbuilding which has been previously used as a library, an office and a workshop and could fulfil numerous other functions!

Council Tax band: E

Energy Efficiency rating: band D

Tenure: Freehold

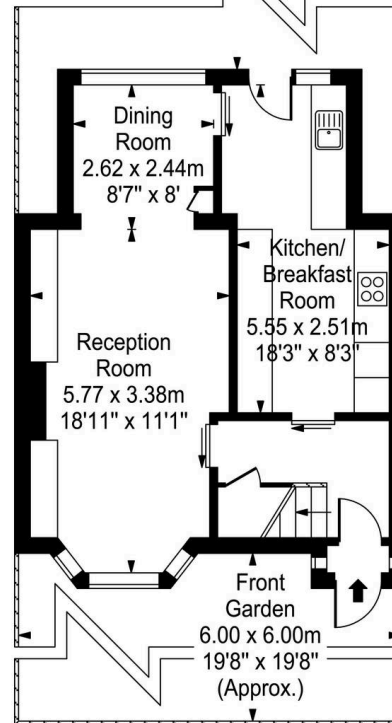
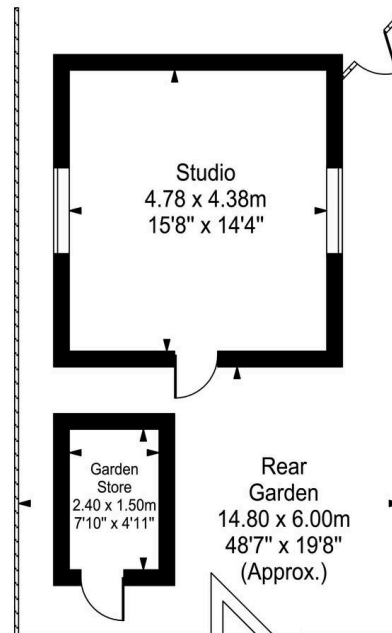
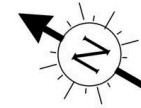


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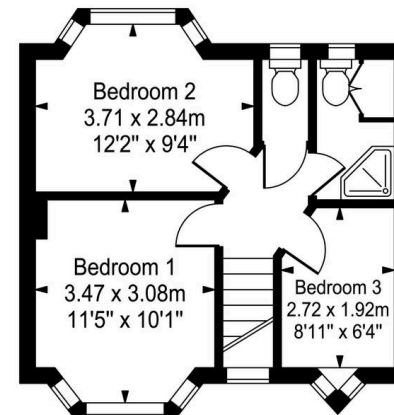
Approx. Gross Internal Area

80 Sq M - 861 Sq Ft

(Excluding Outhouses)



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](http://www.frameworkphotos.co.uk)



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## GROUND FLOOR

### DOUBLE GLAZED PORCH

With double glazed door and windows to sides and front,. Further double glazed door into ....

### HALL:

Radiator, understair store cupboard, sliding glass doors to lounge and kitchen/breakfast.

RECEPTION ROOM : Abt 18 ft 11 x 11 ft 1 (5.77m x 3.38m)

Leaded style double glazed bay window, radiator, fitted gas fire, fitted base level cupboards and eye level display cabinets.

EXTENDED REAR AREA/DINING ROOM : Abt 8 ft 7 x 8 ft (2.62m x 2.44m)

Double glazed window overlooking garden, radiator, sliding glass door to kitchen/breakfast.

EXTENDED KITCHEN/BREAKFAST ROOM: Abt 18 ft 3 x 8 ft 3 (5.55m x 2.51m)

Fitted units at eye and base level with soft closing drawers, worktops and splashbacks, inset sink unit, inset Bosch gas hob, inbuilt Bosch electric oven and separate integral AEG microwave oven, integral Bosch dishwasher, upright Bosch fridge freezer, Bosch washing machine, breakfast bar with space for stools under, radiator, wall mounted Worcester Greenstar boiler, double glazed window and door to garden.









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## 1st FLOOR

STAIRS FROM HALL TO 1st FLOOR LANDING:

Front double glazed mezzanine window. trap door to loft.

BEDROOM ONE: Abt 11 ft 5 x 10 ft 1 (3.47m x 3.08m)

Leaded style double glazed bay window to front aspect, radiator.

BEDROOM TWO: Abt 12 ft 2 x 9 ft 4 ( 3.71m x 2.84m)

Double glazed rear bay, fitted wardrobes, fitted drop down desk, radiator.

BEDROOM THREE: Abt 8 ft 11 x 6 ft 4 (2.72m x 1.92m)

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

BATHROOM:

Double glazed frosted window, radiator, shower enclosure, wash hand basin, part tiled walls, airing cupboard housing hot water cylinder.

SEPARATE CLOAKROOM:

WC, part tiled walls, double glazed frosted window.









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### OUTSIDE:

FRONT GARDEN: Approx 19 ft 8 x 19 ft 8 (6m x 6m)

Front hedge screen, wrought iron gate, grassed area and covered recycling area with paving.

REAR GARDEN: Approx 48 ft 7 x 19 ft 8 (14.8m x 6m)

Brick planter, lawn with border, garden shed, rear access gate.

OUTBUILDING: Approx 15 ft 8 x 14 ft 4 (4.78m x 4.38m)

Double glazed entrance door, double glazed windows to each side, power points, spotlights.

Located in a residential side road on the popular North Kingston Tudor development 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, Post Office, buses and library on nearby Tudor Drive.





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- The property offers the significant additional benefit of the outbuilding which has been previously used as a library, an office and a workshop and could fulfil numerous other functions.
- It has double glazed windows to each side, power supply, spotlights.

*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.*





