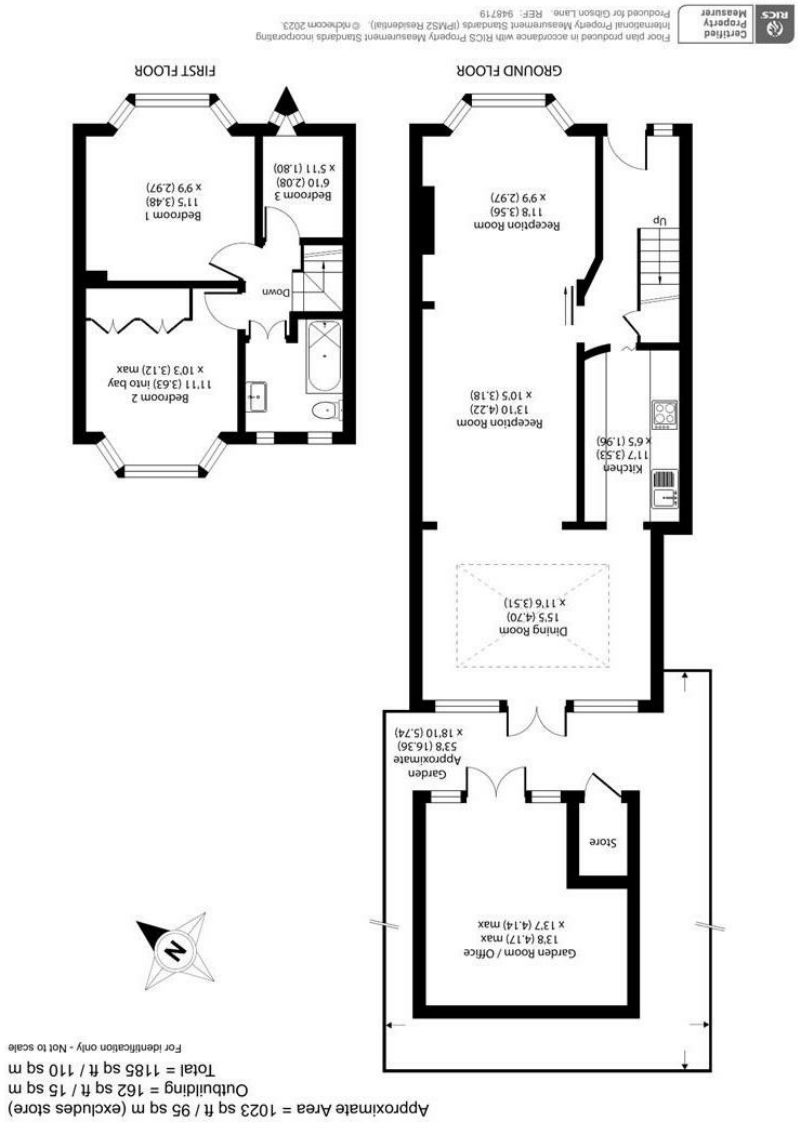


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V
W	W
X	X
Y	Y
Z	Z



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Wolsey Drive  
 Kingston Upon Thames KT2 5DR



**£950,000**

- Three Bedroom Tudor Style House
- Off Street Parking
- Stunning Ground Floor Extension
- Potential For Loft Conversion (STNC)
- 25ft Double Reception Room
- Garden Room Used As Office & Gym
- Ideal Location For Local Schools
- 53ft South West Facing Rear Garden
- Council Tax Band E
- EPC Rating C

\* Tenure: Freehold

\* Local Authority: Kingston upon Thames

## Description

This impressive mid terrace Tudor style house has been the subject of a complete modernisation programme in recent years and now offers a stylish and sophisticated home ideal for the growing family. The ground floor features a generous 25ft double reception room, a high specification kitchen and a stunning extended reception/dining room featuring a large roof lantern which fills the room with natural light. Upstairs there are three well appointed bedrooms, a contemporary family bathroom and the potential for a further bedroom and bathroom with a loft conversion if required (STNC). Outside there is off street parking to the front and a delightful South West facing rear garden with the added benefit of a garden room and store, currently used as a gym and office.

## Situation

Wolsey Drive is a sought after road ideally situated in the popular Tudor Estate in North Kingston. The property is conveniently positioned for both Kingston and Richmond stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston and Richmond town centres with their array of shops and restaurants are a short distance away and the River Thames and Richmond park are both near by. The standard of schooling in the immediate area is excellent within both the private and state sector.

