

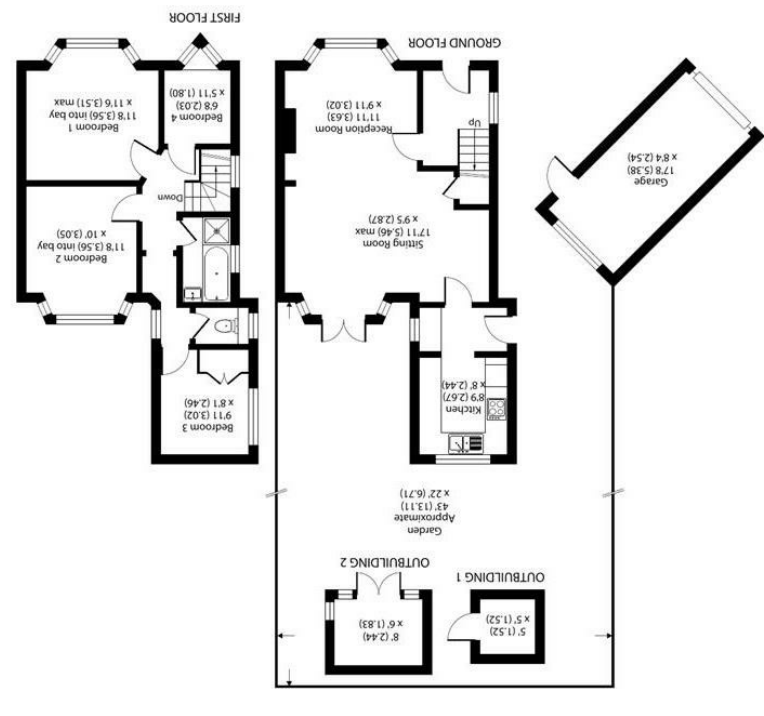
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Energy Efficiency Rating	
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	39-48
G	35-38

Environmental Impact (CO <sub>2</sub> ) Rating	
A	10-20
B	21-35
C	36-50
D	51-65
E	66-80
F	81-95
G	96-120

Certified Property Measurement  
 Produced in accordance with RICS Property Measurement Standards (RICS 101/2018)  
 Produced by Gibson Lane, REF: 107378



Approximate Area = 1034 sq ft / 96 sq m (excludes garage)  
 Total = 1107 sq ft / 102.7 sq m  
 Outbuildings = 73 sq ft / 6.7 sq m  
 For identification only - Not to scale

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Hollybush Road  
 Kingston Upon Thames, KT2 5SD



**£900,000**

- Impressive 1930s semi-detached house
- Side plot offering huge extension potential (STPP)
- Garage and off street parking space
- Double height rear extension
- Sought after North Kingston location
- Well positioned for excellent local schools
- Spacious layout in excess of 1,000sqft
- No onward chain
- EPC rating D
- Council tax band F

\* Tenure: Freehold

\* Local Authority: Kingston upon Thames

## Description

An imposing semi-detached Tudor style house situated opposite a pretty green on this popular road just moments from Latchmere Rec. This impressive property comes with a double height rear extension and has the rare benefit of a side plot which offers huge potential for further development/extension (STPP). Internally the house is dated in places but has clearly been well maintained over the years and features a well balanced layout comprising: four bedrooms, family bathroom, separate W.C, L shape reception/dining room and a fitted kitchen with utility area. Outside there is a wide front garden, off street parking, a single garage and an attractive 43ft rear garden complete with summer house and seating area. The property is offered to the market with no onward chain.

## Situation

Hollybush Road 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 Latchmere Rec, the River Thames and Richmond park are all near by. The standard of schooling in the immediate area is excellent within both the private and state sector.

