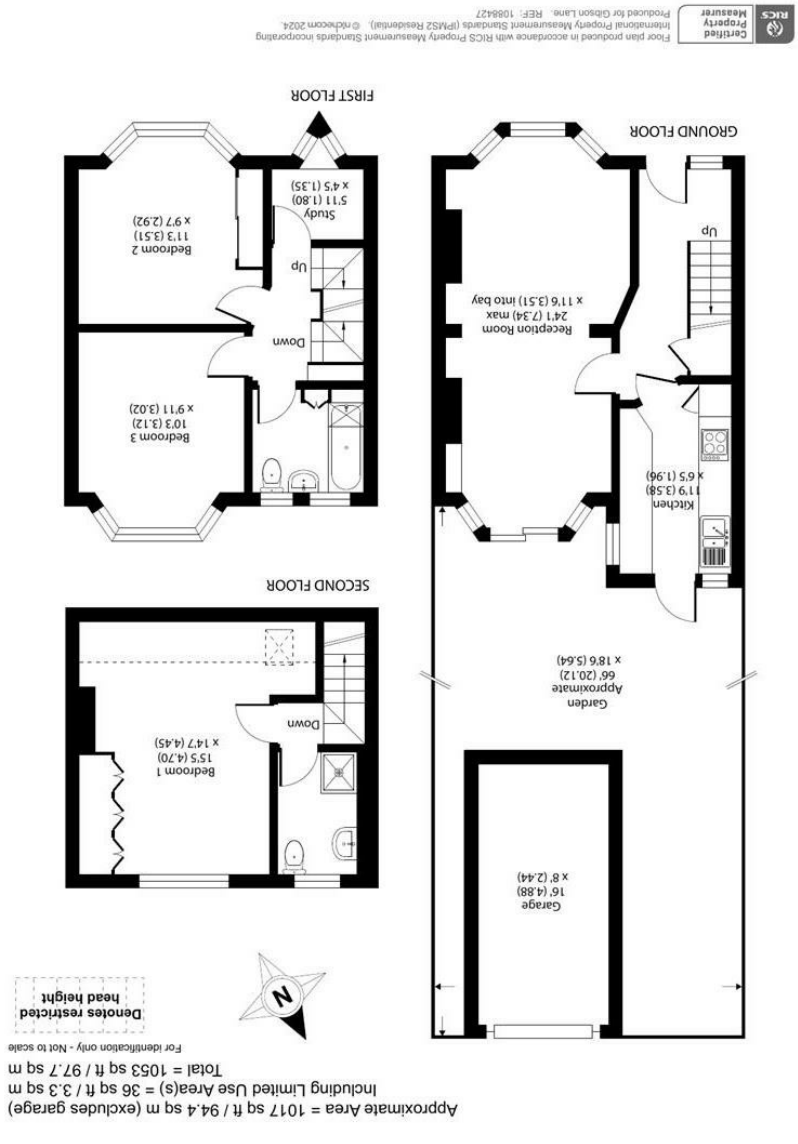


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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 ₂) 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 |



323 Richmond Road
 Ham
 Surrey
 KT2 5QU
 www.gibsonlane.co.uk
 Tel: 020 8247 9444



Hollybush Road
 Kingston Upon Thames KT2 5SE



£850,000

- 1930s mid-terrace house
- Three double bedrooms / two bathrooms
- Off street parking
- 66ft rear garden with garage
- Spacious accommodation in excess of 1,000sqft
- Sought after North Kingston road
- Well positioned for excellent local schools
- Local shops and bus routes nearby
- EPC rating E
- Council tax band E

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

An attractive three bedroom 1930s Tudor style house situated on this sought after road within the North Kingston Tudor development. The property is presented to a high standard throughout and features spacious accommodation arranged over three floors comprising: through reception/dining room, fitted kitchen, three double bedrooms, two bath/shower rooms and a study. Outside there is a delightful 66ft rear garden with the added benefit of a garage with rear access, and off street parking at the front.

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.

