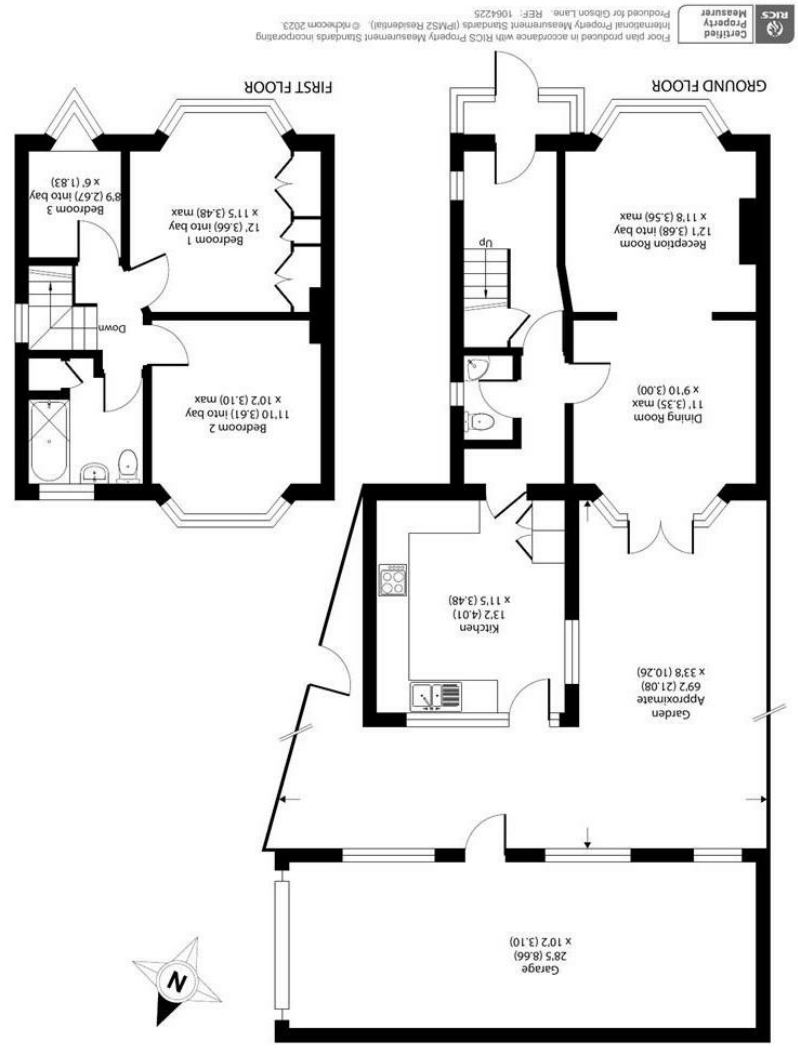


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	77
Environmental Impact (CO ₂) Rating	44



Approximate Area = 958 sq ft / 89 sq m (excludes garage)
 For identification only - Not to scale

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 Ham
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 KT2 5QU
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Wolsey Drive
 Kingston Upon Thames KT2 5DN



£850,000

- End-terrace 1930s house on wider than average plot
- Three bedrooms and one bathroom
- Generous double reception room
- Extended kitchen/breakfast room
- Further potential to extend (STPP)
- 69ft rear garden with double length garage
- Sold with no onward chain
- Sought after road close to local schools
- EPC Rating E
- Council tax band E

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A charming end-terrace 1930's house situated on this sought after road within the ever popular Tudor development in North Kingston. The property offers huge potential for further extension on the ground floor utilising the extra width of the plot and also into the loft space which would create an impressive family home (STPP). Currently this attractive home features a well balanced layout comprising: generous double reception room, extended kitchen/breakfast room, downstairs W.C, three bedrooms and a bathroom. Outside there is a delightful 69ft rear garden with double length garage. The property is sold with no onward chain.

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.

