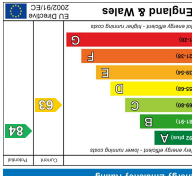
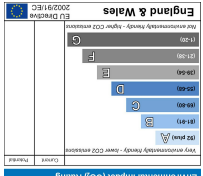
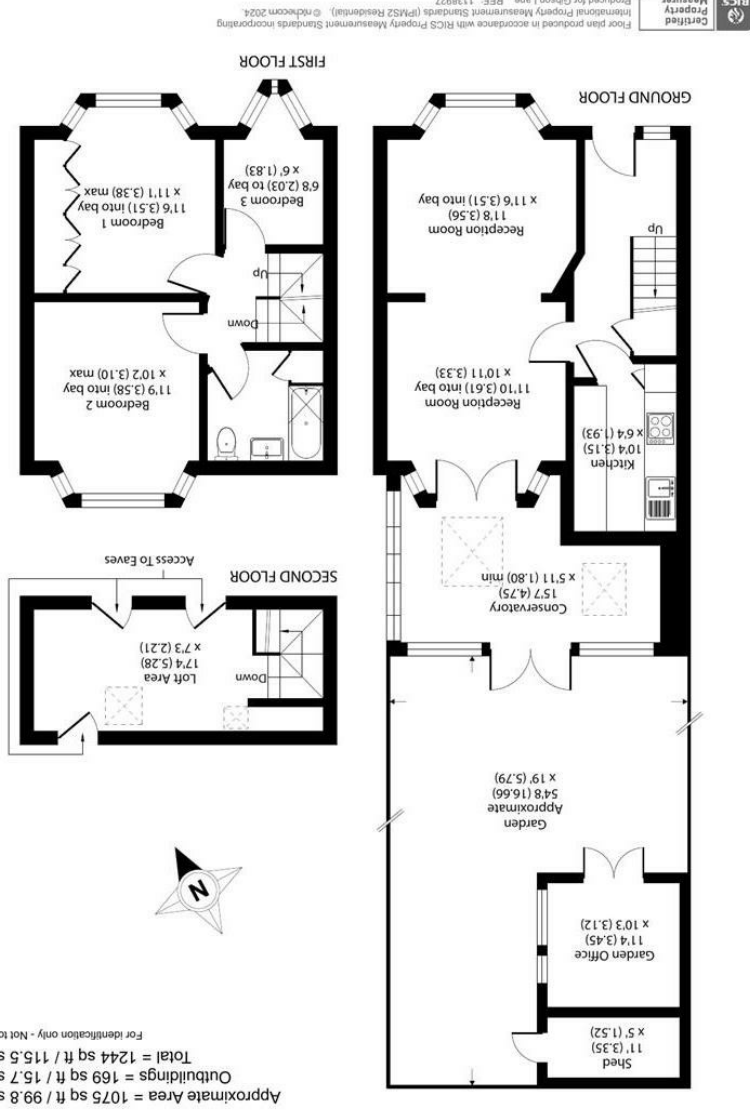


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
	



323 Richmond Road  
 Ham  
 Surrey  
 KT2 5QU  
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Wolsey Drive  
 Kingston Upon Thames KT2 5DP



**£850,000**

- Three bedroom 1930s house
- Sought after position close to schools
- 54ft West facing rear garden
- Off street parking
- Garden office/studio with storage area
- Sold with no onward chain
- Potential for further extension (STPP)
- Gas central heating
- EPC Rating D
- Council tax band E

\* Tenure: Freehold

\* Local Authority: Kingston upon Thames

## Description

A three bedroom 1930s Tudor style house situated on this sought after road close to the highly regarded local schools. The property features a spacious layout comprising: through reception room, conservatory, galley kitchen, three bedrooms, recently updated family bathroom and a loft area currently used as a study. Outside there is off street parking to the front and a beautiful 54ft West facing rear garden with the added advantage of a garden office/studio. 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.

