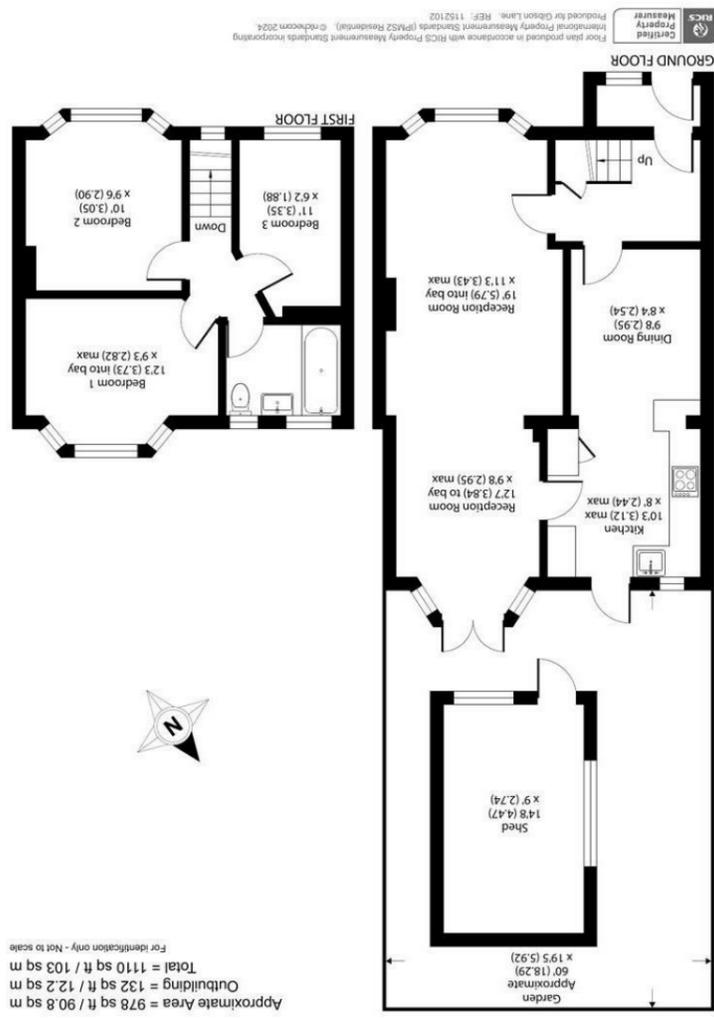


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	C



Approximate Area = 978 sq ft / 90.8 sq m
 Outbuilding = 132 sq ft / 12.2 sq m
 Total = 1110 sq ft / 103 sq m
 For identification only - Not to scale

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Cardinal Avenue
 Kingston Upon Thames KT2 5SB



Guide Price £830,000

- Mid Terrace Tudor Style house
- Three Bedrooms
- 60ft Rear Garden
- Outbuilding
- Well Positioned for Local Schools

- Solar Panels
- EPC Rating - D
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Summary

Welcome to Cardinal Avenue, Kingston Upon Thames - a charming location for this delightful mid-terrace Tudor style house. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of space for the whole family to unwind and make this house a home. The property has also recently been redecorated through out and had new carpets fitted too.

The 60ft garden is a hidden gem, offering a tranquil outdoor space where you can enjoy the fresh air and perhaps even try your hand at gardening. The outbuilding provides additional storage or could be transformed into a creative space for your hobbies.

Don't miss out on the opportunity to own this charming terraced house in a sought-after location.

Location

Cardinal Avenue 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.

