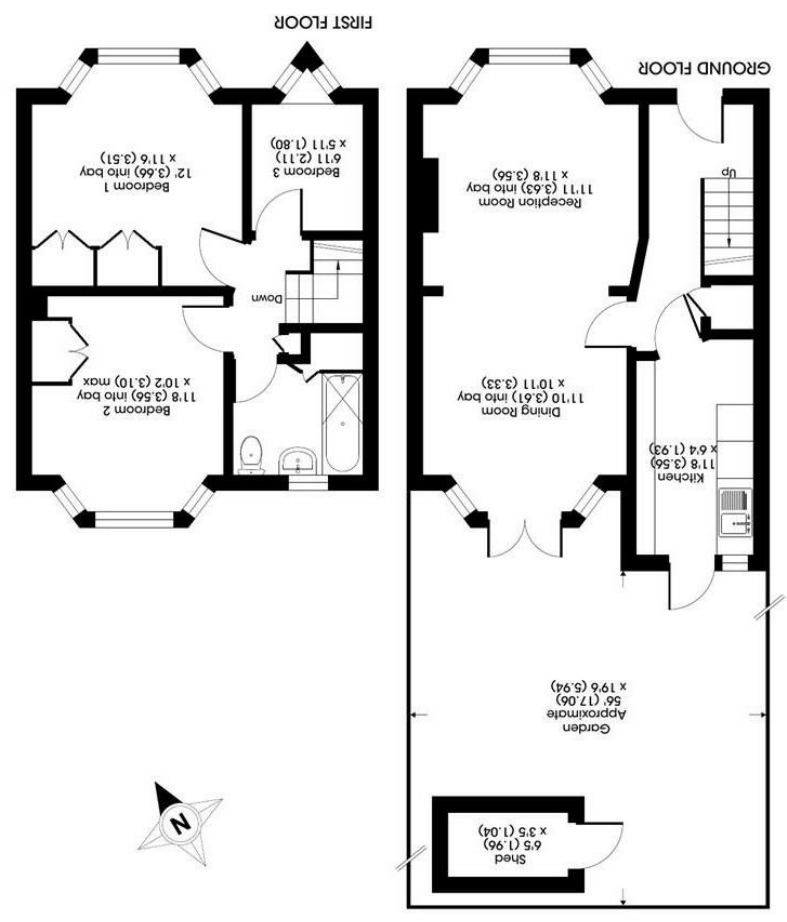


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards (PSM2 Residential). © ndkcom 2024. REF: 1154413



Approximate Area = 798 sq ft / 74.1 sq m
 Outbuilding = 23 sq ft / 2.1 sq m
 Total = 821 sq ft / 76.2 sq m
 For identification only - Not to scale

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



Wolsey Drive
 Kingston Upon Thames KT2 5DP



£795,000

- Three bedroom 1930s freehold house
- Huge potential for extension
- Secluded position on road
- 56ft South/West facing rear garden
- No onward chain
- Plans approved for permitted development
- Close to highly regarded local schools
- Easy access to river and Richmond Park
- EPC rating D
- Council tax band E

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A delightful three bedroom mid-terrace 1930s house situated in a secluded corner of Wolsey Drive on the popular Tudor Estate in North Kingston. Internally the house is well presented and offers a buyer huge potential to extend on the ground floor and into the loft (Plans already approved for permitted development ref 16/12974/LDP) and this also includes a proposed garden office. Current accommodation comprises: reception and dining room, modern fitted kitchen, three bedrooms and a family bathroom. Outside there is a large front garden and a beautiful 56ft South/West facing rear garden with a separate access to the rear. 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.

