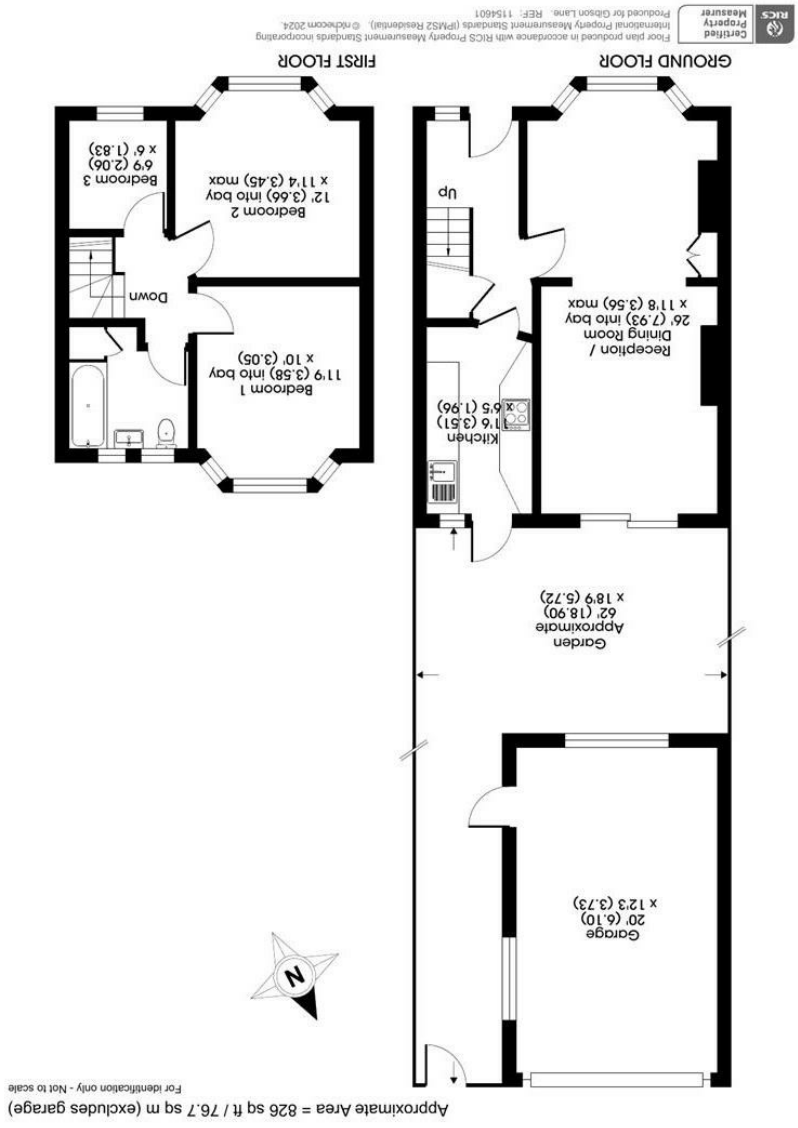


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Energy Efficiency Rating	
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	39-48
G	35-38
88	

Environmental Impact (CO ₂) Rating	
A	1-10
B	11-20
C	21-30
D	31-40
E	41-50
F	51-60
G	61-70
88	



323 Richmond Road
 Ham
 Surrey
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£765,000

- Three bedroom 1930s house
- Huge potential for extension (STPP)
- Off street parking
- No onward chain
- Well positioned for local schools
- West facing rear garden
- Easy access to river and Richmond Park
- Sought after North Kingston road
- EPC rating
- Council tax band E

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A charming three bedroom 1930's house situated on this popular road within the Tudor Development in North Kingston. The property is presented to a good standard throughout and offers huge potential to extend on the ground floor and into the loft space (STPP) which would create a substantial four bedroom family home. Accommodation currently comprises: double reception room, modern galley kitchen, three bedrooms and a family bathroom. Outside there is off street parking, a delightful West facing rear garden with single garage and access from the rear. The property is sold with no onward chain.

Situation

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.

