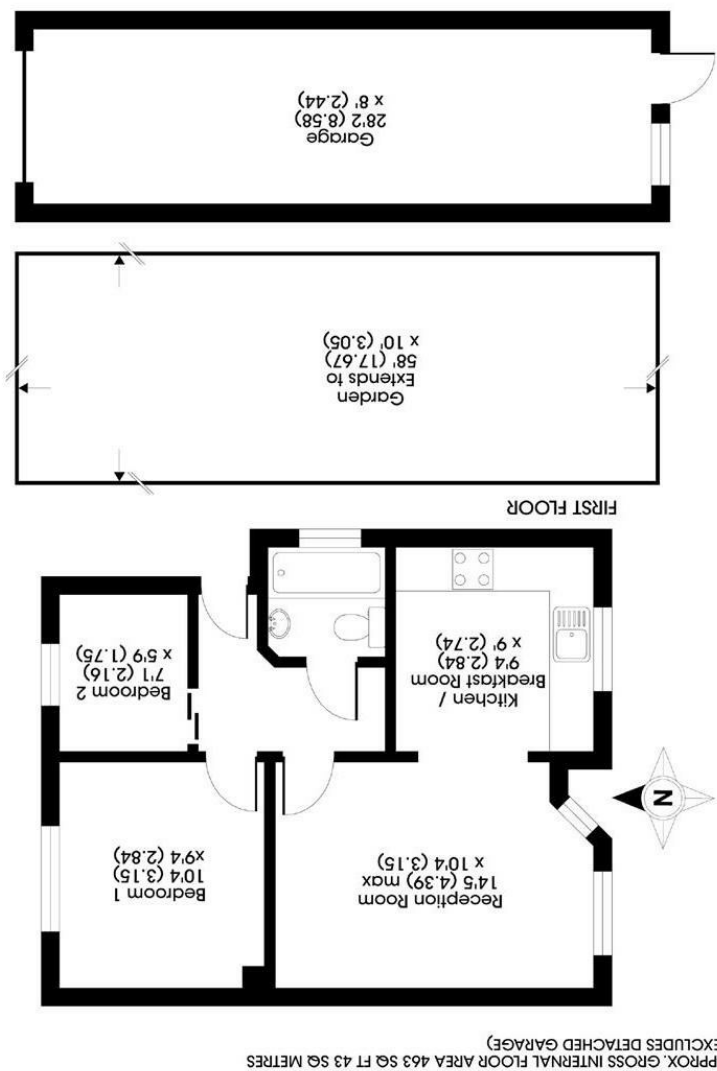
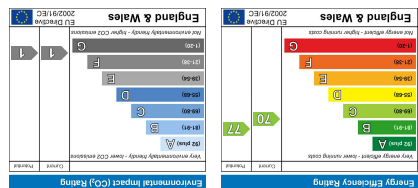


**Important Information**  
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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



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Woodcote Close  
Kingston Upon Thames KT2 5LZ





Guide Price £400,000

- First Floor Maisonette
- Secluded Residential Close
- Garage/Outbuilding
- 58ft Rear Garden
- North Kingston Location

\* Tenure: Freehold

- Large Loft - Potential to Convert
- EPC Rating - C
- No Onward Chain
- Freehold
- Council Tax Band - C

\* Local Authority: Kingston Upon Thames

### Summary

A first floor maisonette situated in this secluded residential Close within walking distance of Richmond Park and conveniently positioned for the River Thames and both Norbiton and Kingston stations. The property comprises: reception room, kitchen/breakfast room, two bedrooms and a bathroom. There is a large loft space which has the potential to convert into a master bedroom and bathroom, subject to planning permission being granted. Outside there is a 58ft garden, separate garage and outbuilding and there is no onward chain.

### Location

Woodcote Close is a popular residential road ideally situated in the sought after North Kingston area. The property is within close proximity of Richmond Park and conveniently positioned for the River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. Kingston town centre with its array of shops and restaurants is a short distance away and the A3 with routes to London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector.

