



Approximate Area = 1416 sq ft / 131.5 sq m  
Outbuildings = 658 sq ft / 61.1 sq m  
Total = 2074 sq ft / 192.6 sq m

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gibson lane







£950,000

- Four bedroom semi-detached house
  - Double height side extension
  - Spacious accommodation in excess of 1,400sqft
  - Very large 30ft x 18ft garden studio
  - Further potential to extend (STPP)
  - Sold with no onward chain
  - Off street parking for two cars
  - Close to local shops and bus routes
  - EPC rating C
  - Council tax band F
- \* Tenure: Freehold                      \* Local Authority: Kingston upon Thames

### Description

An impressive four bedroom semi-detached 1930s house situated in a prime position close to the shops and amenities of Ham Parade. The property sits on a wide plot and has the benefit of a double height side extension whilst offering further potential to extend to the rear and into the loft (STPP) which would create a substantial family home. Currently the accommodation is arranged over two floors and features a spacious layout comprising: reception room, dining room, kitchen/breakfast room, conservatory, office, W.C, four bedrooms and a family bathroom. Outside there is off street parking to the front and a 78ft rear garden with a very large 30ft x 18ft studio room currently used as a dance studio but could easily be adapted for a number of uses. The property is sold with no onward chain.



### Situation

Tudor Drive is a sought after road within the Tudor development in North Kingston situated a short walk from the River Thames and within close proximity of Richmond Park. This is a wonderful environment for a family being ideally positioned between Kingston and Richmond town centres with their extensive range of shops, restaurants and overland & underground stations providing services to Waterloo and the City. The local shops of Ham Parade are close by and Ham common is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.

