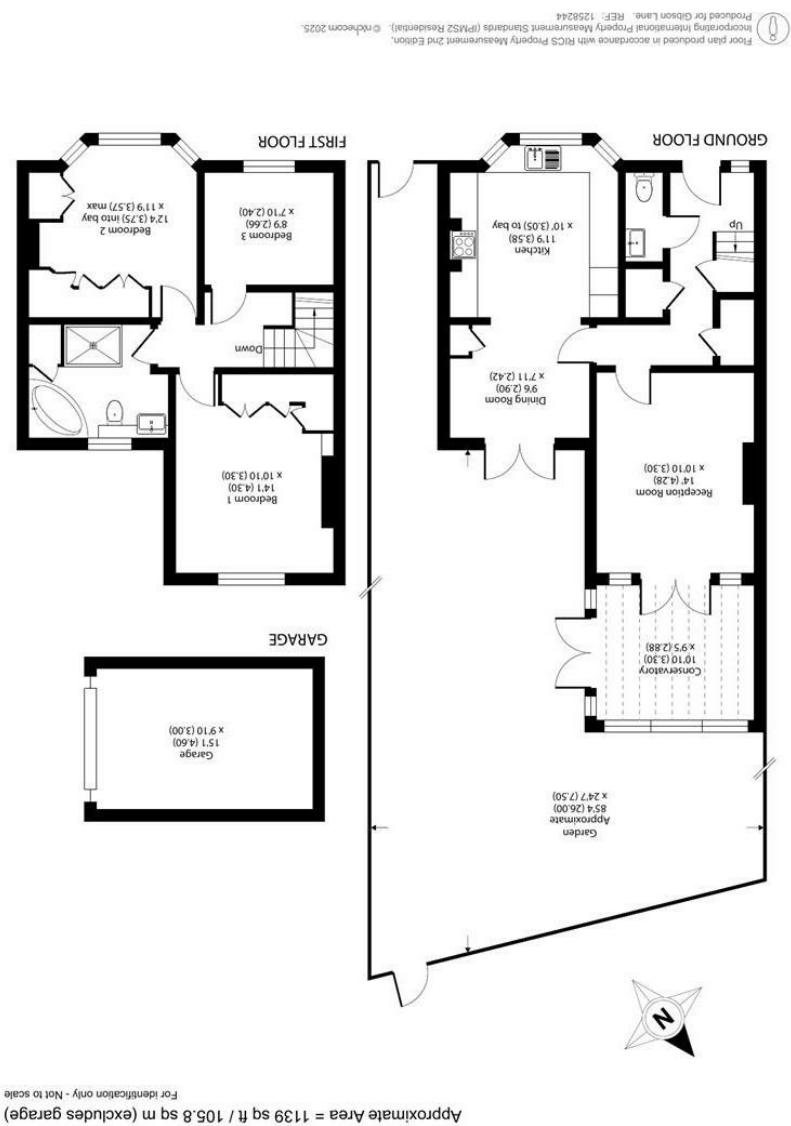
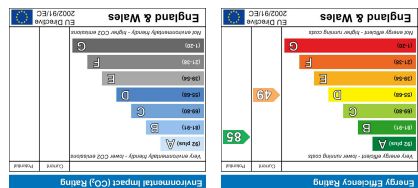


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



Dukes Avenue
Kingston Upon Thames KT2 5QY



£1,000,000

- Substantial 1930s semi-detached house
 - Huge potential to extend (STPP)
 - Beautiful 85ft rear garden
 - Single garage
 - Spacious accommodation in excess of 1,100sqft
 - Convenient for local shops and bus routes
 - Off street parking
 - Well positioned for local schools
 - Council tax band E
 - EPC rating E
- * Tenure: Freehold * Local Authority: Kingston upon Thames

Description

A rarely available larger style 1930s house situated on this sought after road close to the river and amenities of Ham Parade. This substantial semi-detached residence has the potential for further extension on the ground floor and into the loft space (STPP) and currently features a spacious layout comprising: stunning kitchen/dining room, reception room, conservatory, downstairs W.C, three generous bedrooms and a family bathroom. Outside there is off street parking to the front for 2-3 cars and a beautiful 85ft rear garden with decked seating area. There is also the advantage of a single garage located just beyond the rear garden boundary. An internal viewing is highly recommended in order to fully appreciate what this impressive property has to offer.

Situation

Dukes Avenue is a sought after road situated a short distance from the River Thames and within close proximity of the 2,400 acre Richmond Park. This property is ideally positioned between Kingston and Richmond town centres with their extensive range of shops, restaurants and overland & underground stations. The local shops of Ham Parade are just moments away and Ham Common is also close by. The standard of schooling in the immediate area is excellent within both the private and state sectors and these include: The German School, Grey Court, The Kingston Academy and Tiffin Girls School.

