

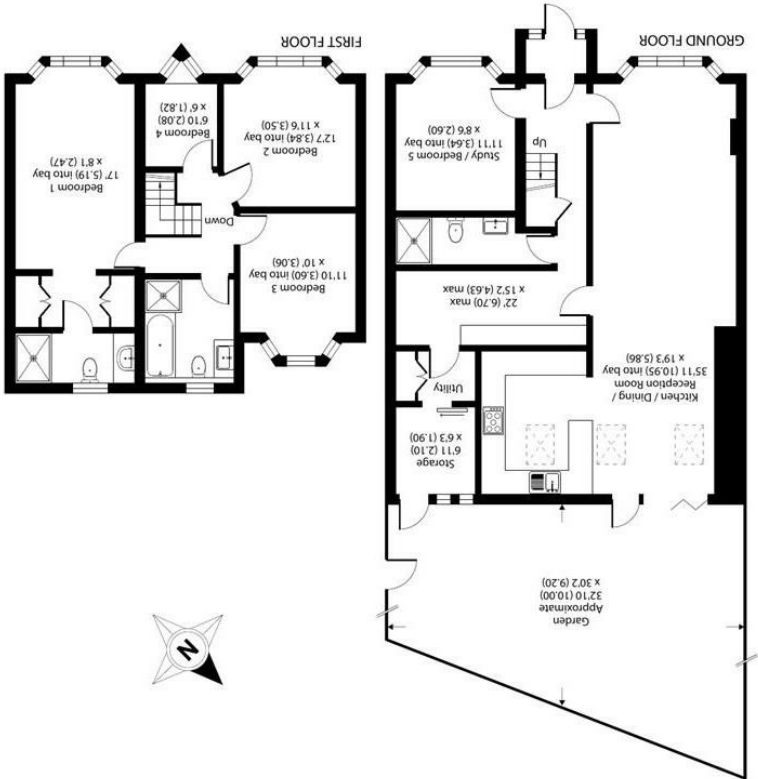


Cardinal Avenue
Kingston Upon Thames KT2 5SB

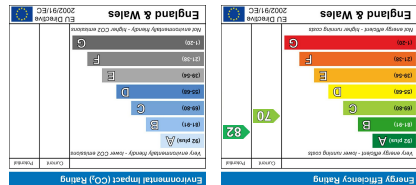
gibson lane

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

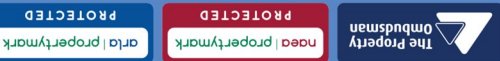
Approximate Internal Area = 1644 sq ft / 152.7 sq m
For identification only - Not to scale



Ⓢ Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential), © Redroom 2025.
Produced for Gibson Lane, REF: 1276041



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.





£1,295,000

- Substantial end-terrace family home
 - Impressive accommodation in excess of 1,600sqft
 - Flexible layout with four/five bedrooms
 - Three bath/shower rooms
 - Off street parking for two cars
 - Further extension potential (STPP)
 - Sold with no onward chain
 - Spacious rear garden with side access
 - Under floor heating throughout entire house
 - EPC rating C
- * Tenure: Freehold * Local Authority: Kingston upon Thames

Description

An impressive end-terrace 1930s house situated just moments from Latchmere Rec and a short distance from the many highly rated local schools. This attractive family home benefits from a double height side extension along with a full width rear extension providing generous accommodation in excess of 1,600sqft. The ground floor features a 35ft reception/dining room, stunning kitchen with breakfast bar, ground floor shower room, utility room, storage room and a study which could also be used as bedroom five. Upstairs there are four bedrooms and two bathrooms including a spacious principle bedroom with dressing area and en-suite shower room. Outside there is off street parking for two cars and a delightful rear garden with side access.

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.

