



Wolsey Drive  
Kingston Upon Thames KT2 5DP

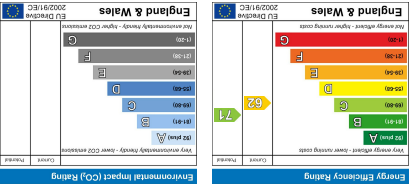
Approximate Gross Internal Area 916 sq ft - 86 sq m(Excluding Garage)  
Approximate Gross Internal Area 1064 sq ft - 100 sq m(Including Garage)  
Ground Floor Area 534 sq ft - 50 sq m  
First Floor Area 382 sq ft - 36 sq m  
Garage Area 148 sq ft - 14 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.





### Guide Price £725,000

- End-terrace 1930s house
- In need of complete refurbishment
- No onward chain
- 59ft Southerly aspect rear garden
- Huge potential for extension (STPP)
- Close to highly rated schools
- Convenient for Richmond Park and river
- Single garage
- EPC rating D
- Council tax band E

\* Tenure: Freehold                      \* Local Authority: Kingston upon Thames

### Description

Situated in the desirable area of Wolsey Drive, Kingston Upon Thames, this Tudor style end-terrace house presents an exciting opportunity for those looking to create their dream home. Spanning an impressive 916 square feet, the property boasts three bedrooms, bathroom with separate W.C, double reception room and a kitchen.

This 1930s house is in need of total refurbishment and offers a blank canvas for prospective buyers to modernise and personalise the space to their own taste. Additionally, there is significant potential to extend the property on the ground floor and into the loft space (STPP).

The property has the added advantage of a 59ft South/East facing rear garden and a detached garage. The absence of an onward chain simplifies the buying process, making it easier for you to complete swiftly and start your renovation project.

Situated on a sought-after road, this home is ideally located close to local schools, making it an excellent choice for families. With its prime location and potential for transformation, this property is not to be missed.

### Situation

Wolsey Drive 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 the River Thames and Richmond park are both near by. The standard of schooling in the immediate area is excellent within both the private and state sector.

