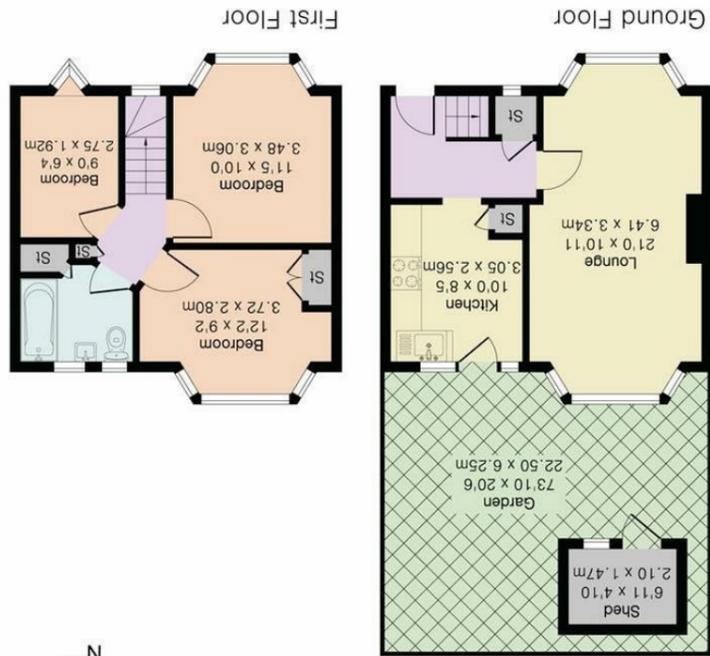


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Category	Rating
Energy Efficiency Rating	C
Environmental Impact (CO ₂) Rating	D



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.



Approximate Gross Internal Area 725 sq ft - 68 sq m (Excluding Outbuilding)
Approximate Gross Internal Area 758 sq ft - 71 sq m (Including Outbuilding)
 Ground Floor Area 362 sq ft - 34 sq m
 First Floor Area 363 sq ft - 34 sq m
 Outbuilding Area 33 sq ft - 3 sq m

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

www.gibsonlane.co.uk

Ham Office
 323 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5QU
 T: 020 8247 9444

Ham Office
 323 Richmond Road
 Surrey
 KT2 5QU
 Tel: 020 8247 9444



Hollybush Road
 Kingston Upon Thames KT2 5SE



£735,000

- Three bedroom 1930s house
- Huge potential for extension (STPP)
- Impressive 73ft rear garden
- No onward chain
- Sought after North Kingston road
- Moments from Latchmere Rec
- Close to excellent local schools
- Short walk to river and Richmond Park
- EPC rating D
- Council tax band E

Tenure: Freehold
Local Authority: Kingston upon Thames

* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Situated on the popular Hollybush Road in North Kingston, this delightful terraced house offers a wonderful opportunity for those looking to create their dream home. Spanning approximately 725 square feet, the property features a welcoming reception room, spacious kitchen, three well-proportioned bedrooms and a family bathroom, making it ideal for families or those seeking extra space.

Built in the 1930s, this house retains a sense of character and charm, though it does require updating throughout, allowing you to personalise it to your taste. The potential for both ground floor and loft extensions presents an exciting opportunity to expand the living space, catering to your future needs.

The property boasts a generous 73ft rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Its location is particularly advantageous, being in close proximity to local schools, making it an excellent choice for families with children.

With its prime location and ample potential, it is a rare find in the desirable Kingston Upon Thames area. Don't miss the chance to transform this house into your perfect family home.



Situation

Hollybush Road 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.

