

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.

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



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 876 sq ft - 82 sq m (Excluding Garage & Outbuilding)
 Ground Floor Area 482 sq ft - 45 sq m
 First Floor Area 394 sq ft - 37 sq m
 Garage Area 117 sq ft - 11 sq m
 Outbuilding Area 95 sq ft - 9 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.

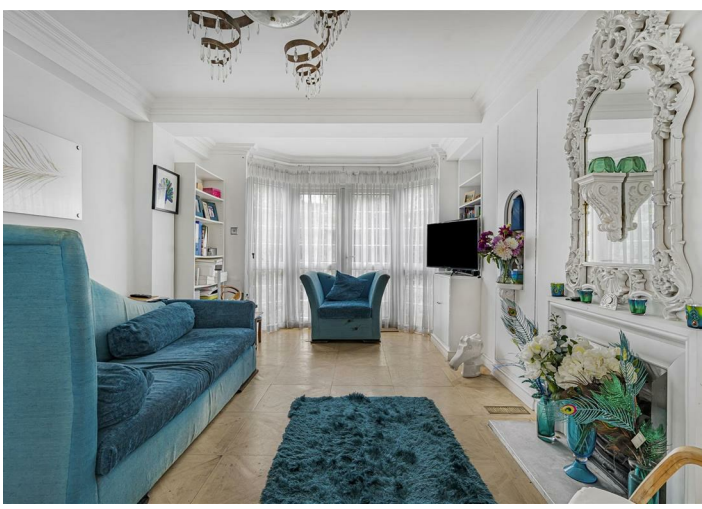
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Wolsey Drive
 Kingston Upon Thames KT2 5DW



Guide Price £950,000

- Rarely available detached Tudor style house
- Huge potential for improvement/extension
- Popular road close to local schools
- Off street parking and garage
- Delightful 50ft rear garden
- Pavilion style garden office/studio
- Convenient for Ham Parade & bus routes
- Easy access 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

A rarely available detached house situated on this sought after road within the North Kingston Tudor estate. The property offers huge scope for extension (STPP) and currently features a spacious layout approaching 900sqft comprising: three bedrooms, family bathroom, reception room, dining room, and a galley kitchen. Outside there is off street parking to the front, a garage/storage area to the side and a delightful rear garden complete with pavilion style garden office.



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.

