



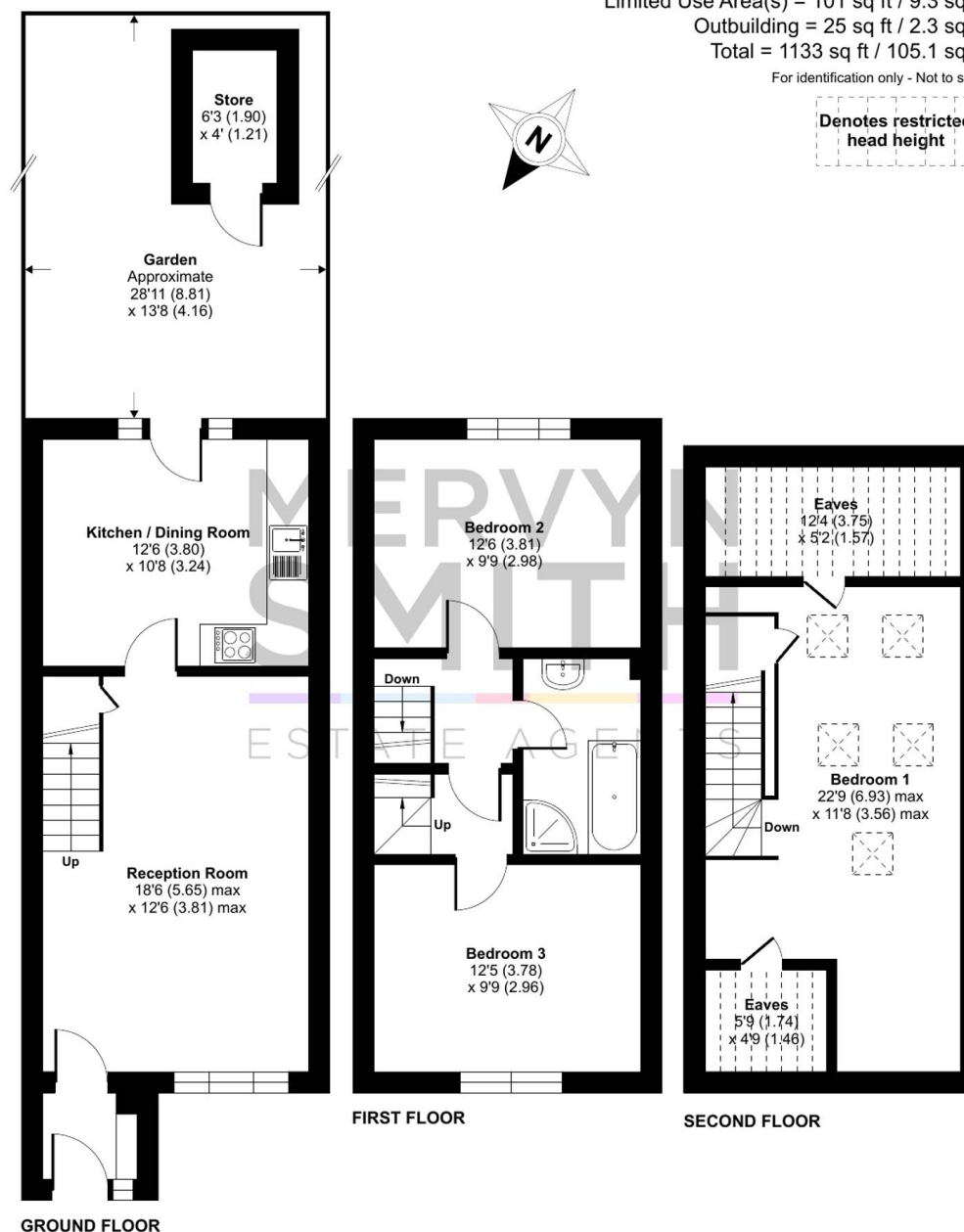
- Competitively priced and roomy THREE BEDROOM HOUSE over 970 sq ft with accommodation as built OVER 3 FLOORS.
- EPC RATING BAND C : Gas central heating system with a Worcester Greenstar condensing boiler : Double glazed throughout.
- Driveway OFF STREET PARKING to the front.
- Reception Room over 18 ft plus generous Kitchen/Diner over 12 ft x 10 ft.
- Bathroom with tiled walls and floor and enjoying both a bath and an additional walk in shower enclosure.
- Front and rear 1st floor double bedrooms both over 12 ft x 9 ft plus a 2nd floor with a lovely bright and airy loft bedroom over 24 ft.
- Rear garden with paved and grassed areas plus shed and rear access directly out to the cul de sac end of Park Road.
- Popular North Kingston location near allotments and the Barnfield Riding Stables. Within reach of sought after schools, Richmond Park, the 371 bus service and Norbiton Station.

Sopwith Close, Kingston Upon Thames, KT2

Approximate Area = 1007 sq ft / 93.5 sq m
 Limited Use Area(s) = 101 sq ft / 9.3 sq m
 Outbuilding = 25 sq ft / 2.3 sq m
 Total = 1133 sq ft / 105.1 sq m

For identification only - Not to scale

Denotes restricted head height





Hall

Carolina style entrance door with window to side, display shelf and through into reception room.

Reception Room

Double glazed front window, laminate floor, radiators to each end of the room, understairs store cupboard.



Kitchen/Diner

Units fitted at eye and base level, worktops and tile splashbacks. inset sink unit, inset gas hob and underbuilt electric oven, spaces for fridge/freezer, washing machine and separate dryer plus slimline dishwasher, wall mounted Worcester Greenstar boiler, tiled floor, radiator, central area with space for dining table and chairs, rear double glazed door and windows to garden.





1st Floor Landing

Stairs from hall to 1st floor landing with balustrade and doors to bedrooms and bathroom.

Front Bedroom

Double glazed front window, radiator.

Rear Bedroom

Double glazed windows to rear with view towards Richmond Park, radiator.

Bathroom

Tiled walls and floor, heated towel rail, WC, pedestal wash hand basin, panel enclosed bath plus separate walk in corner shower enclosure.



2nd floor Landing

Stairs from 1st floor landing up to 2nd floor with skylight window over.

Loft Bedroom

Bright and airy room with rear velux windows looking towards the Park and central vaulted section with tow additional skylight windows to rear and and another to the front slope, radiator, storage recess plus doors to eaves storage.



OUTSIDE

Front

Planted areas and borders, front exterior store lockers to side of projecting entrance hall.

Dropped kerb to private brick block off street parking space.

Rear Garden

Part paved and part grassed with borders, garden shed, rear access gate directly out to cul de sac end of Park Road.

Council Tax band: E (Kingston Upon Thames)

Tenure: Freehold

EPC Energy Efficiency Rating: C





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