



**MERVYN
SMITH**
SALES & LETTINGS

Aragon Road, North Kingston, KT2 5QA

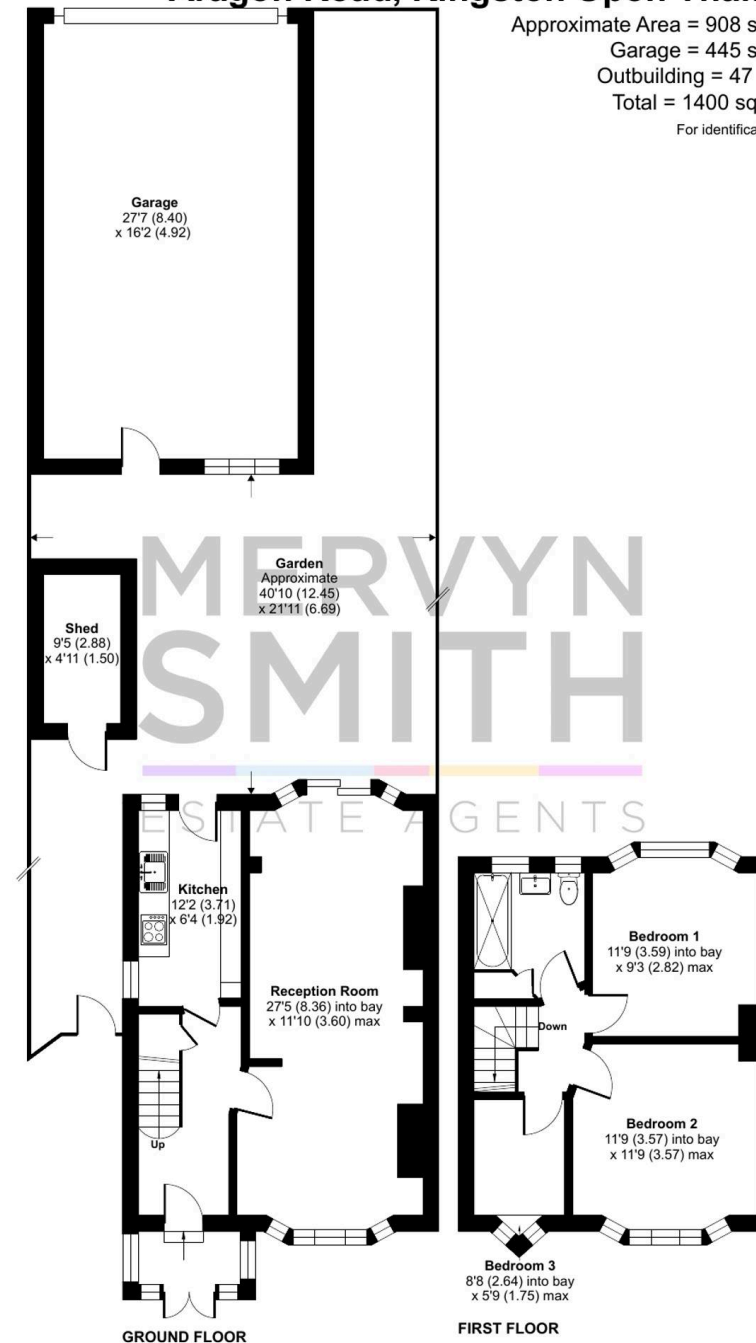
Guide Price **£850,000**

- RENOVATION AND EXTENSION OPPORTUNITY at this 3 Bedroom End of Terrace 1930s House with parking and double garage on the popular North Kingston Tudor development.
- In a requested residential side road within nearby reach of Tiffin Girls, the Kingston Academy and Fernhill School.
- Requires general updating but has a C Band EPC rating - its all double glazed and has a gas central heating system with an Ideal Logic condensing combi boiler.
- Double aspect lounge/dining room over 27 ft with two radiators and flame effect fire in impressive stone fireplace. Bright double aspect kitchen.
- 2 double bedrooms with bay windows & wardrobes. 3rd single bedroom : 1st floor bathroom.
- Large rear garage 27 ft 7 (8.4m) x 16 ft 2 (4.92m) with up and over door and personal double glazed door to the garden. Double glazed window, 5 striplights, power sockets.
- Dropped kerb at the front to wide forecourt off street parking for 2 vehicles.
- Within nearby reach of all the shops & facilities on Ham Parade, the library and Post Office on Tudor Drive and the gym at the Hawker Centre.
- Near a choice of bus services between the town centres and stations of Richmond and Kingston.
- VACANT POSSESSION and NO ONWARD CHAIN!

Aragon Road, Kingston Upon Thames, KT2

Approximate Area = 908 sq ft / 84.3 sq m
 Garage = 445 sq ft / 41.3 sq m
 Outbuilding = 47 sq ft / 4.3 sq m
 Total = 1400 sq ft / 129.9 sq m

For identification only - Not to scale





Double Glazed Porch

Double entrance doors into porch with leaded style double glazed doors and side and front windows, quarry tile floor and further part glazed further entrance door into the hall.

Hall

Two radiators, wood laminate floor, double glazed window to side, under stair store cupboard also housing meters and water softener.

Through Lounge/Dining Room

27' 3" x 11' 10" (8.30m x 3.60m)

Leaded style double glazed bay window to front, radiators to front and rear areas, wood laminate floor, impressive stone fireplace with inset flame effect gas fire, floral tile slips and stone hearth. Fitted shelving and double glazed bay to rear with sliding patio doors to the garden.

Kitchen

12' 2" x 6' 4" (3.71m x 1.92m)

Double aspect with double glazed windows to side and rear, units fitted at eye and base level with worktops and tiled splashbacks, inset sink unit with cabinets under, spaces for appliances, double glazed door to garden.



1st floor landing

Stairs from the hall to the first floor landing with balustrade. Period style side window with coloured glass insets and secondary panels over.

Front Bedroom 1

11' 9" x 11' 9" (3.57m x 3.57m)

Double size leaded style bay window to front, radiator, picture rail, wardrobes.

Rear Bedroom 2

11' 9" x 7' 3" (3.59m x 2.20m)

Double size bay window to rear, radiator, picture rail, wardrobes.

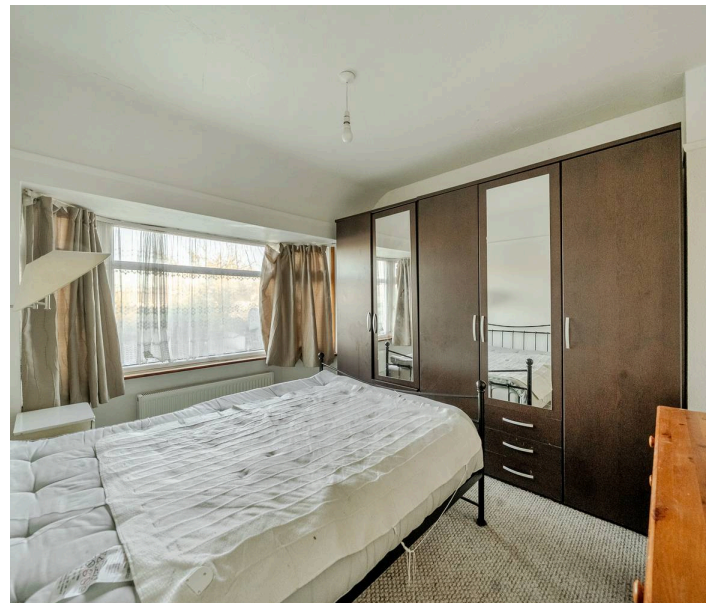
Bedroom 3

8' 8" x 5' 9" (2.64m x 1.75m)

Oriel double glazed leaded style bay to front with interior display shelf, radiator, picture rail.

Bathroom

Two double glaze frosted windows, WC, pedestal wash hand basin, panel enclosed bath with shower mixer, airing cupboard housing Ideal Logic condensing combi boiler.



Front Garden

Hedge borders. Side wall and gate to passageway round to rear garden.

Rear Garden

40' 10" x 21' 11" (12.45m x 6.69m)

Paved patio to immediate rear of the house with outside tap and garden shed 9 ft 5 (2.88m) x 4 ft 11 (1.5m). Main area grassed with borders and trees, rear access gate.

Garage

Large rear garage 27 ft 7 (8.4m) x 16 ft 2 (4.92m) with up an over door and personal double glazed door to the garden. Double glazed window, 5 striplights, power sockets.

Driveway off street parking.

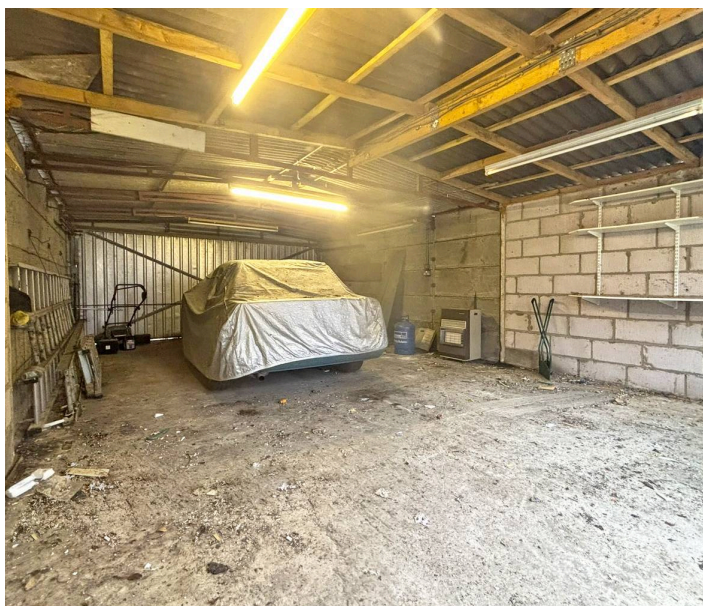
Dropped kerb to wide forecourt parking accommodating 2 vehicles.



Council Tax band: E


Tenure: Freehold

EPC Energy Efficiency Rating: C





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



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