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Cardinal Avenue, Kingston Upon Thames, KT2 5SA

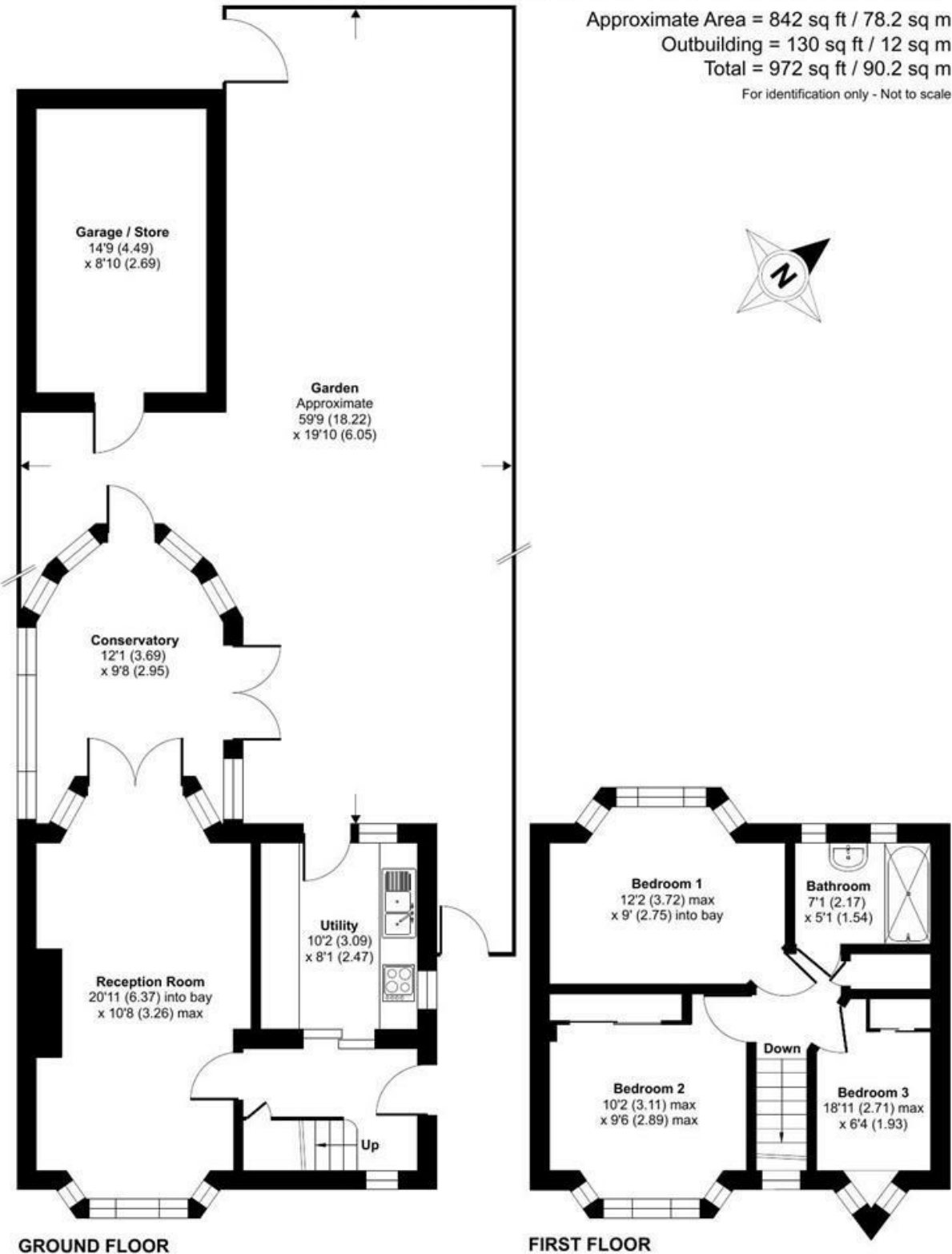
A three-bedroom end-of-terrace house with extensive accommodation, a large garden and garage. The property is in need of complete refurbishment and would benefit from extending (subject to usual consents). Located within the popular Tudor Estate with Richmond Park, Kingston town centre and station within easy reach. Local shops, schools and amenities are within walking distance. The benefits include a large open-plan lounge-dining room and a conservatory. There is a separate fitted kitchen and a welcoming entrance hallway. On the first floor are two large double bedrooms and a single third bedroom. A white bathroom suite with a shower over the bath. There is a lane to the rear giving access to the garden. Council tax band E. Sold with no onward chain.

Guide Price £650,000 Freehold

EPC Rating: F

Cardinal Avenue, Kingston Upon Thames, KT2

Approximate Area = 842 sq ft / 78.2 sq m
Outbuilding = 130 sq ft / 12 sq m
Total = 972 sq ft / 90.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Matthew James. REF: 1508834

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	