



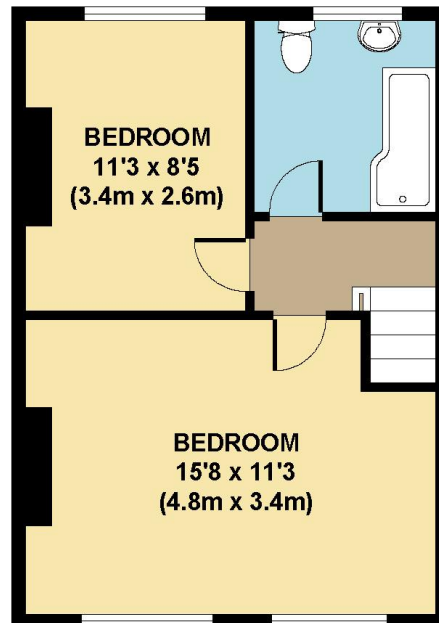
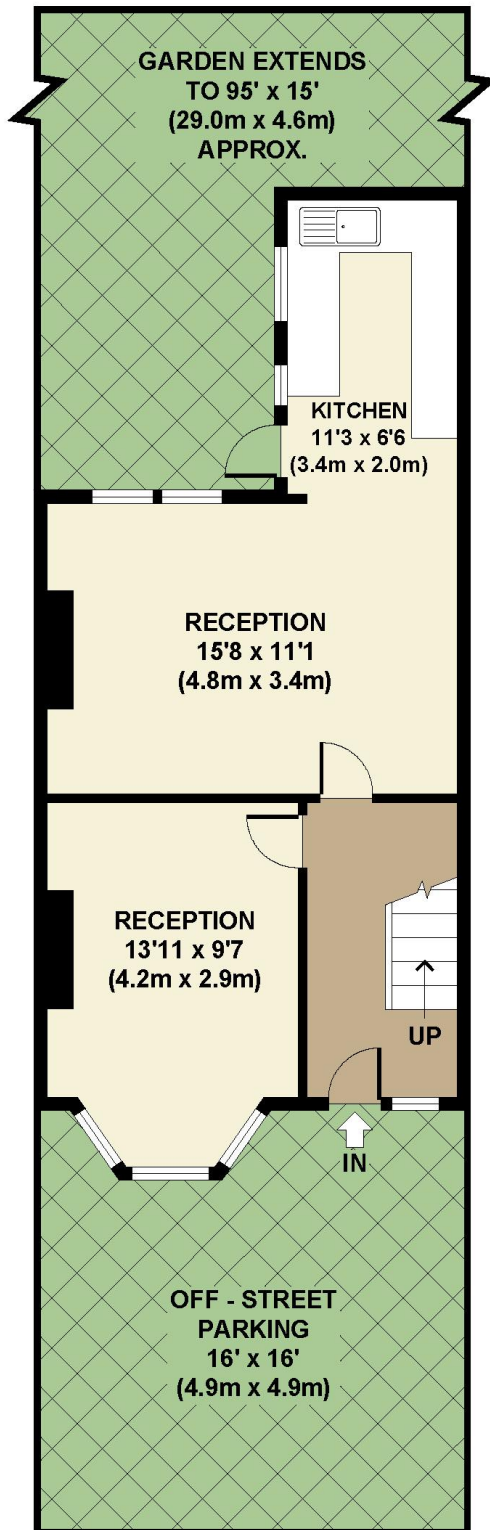
Kingston Road KT3



- **Two Bedrooms**
- **Two Receptions**
- **Newly Refurbished**
- **Long Rear Garden**

Price £275,000

A newly refurbished two bedroom house with two separate receptions and a long rear garden which backs onto Kingston Road Recreation Ground at the rear. The house has been freshly decorated in neutral colours and there is a modern bathroom. To the front of the house there is off street parking and the property is convenient for many bus routes into Kingston and New Malden.



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 357 SQ FT**

**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 450 SQ FT**

APPROX. GROSS INTERNAL FLOOR AREA 807 SQ FT / 75 SQ M
 Floorplans are for identification and guideline purposes only, not to scale.
 Compliant with RICS code of measuring practice.
 Floorplans supplied by www.draftingfloorplan.com



There is a bright hallway with doors into both front and rear receptions



The front reception has wood floor and a bay window whilst the rear reception is open to the newly installed kitchen.



On the first floor there are two bedrooms and a modern bathroom



The modern bathroom is generously tiled and has a bath incorporating a wider shower area with screen.



The rear garden is around 95ft long and has a patio plus a lawned area and a garden shed.



There is off-street parking in front of the property

Awaiting EPC