

**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	C
Environmental Impact (CO <sub>2</sub> ) Rating	D



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 820 sq ft - 76 sq m**  
 Ground Floor Area 444 sq ft - 41 sq m  
 First Floor Area 376 sq ft - 35 sq m

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 Kingston upon Thames  
 Surrey  
 KT2 5ED  
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**Wolsey Drive,**  
 Kingston Upon Thames, Surrey, KT2 5DR



- Modernised Tudor Style Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Modern Kitchen
- Modern Tiled Family Bathroom With Bath & Shower
- South West Facing Garden
- Within Excellent School Catchment Zones
- North Kingston Location
- EPC Rating - D
- Council Tax Band - E



£3,500 Per Month

Wolsey Drive,  
Kingston Upon Thames,  
Surrey,  
KT2 5DR

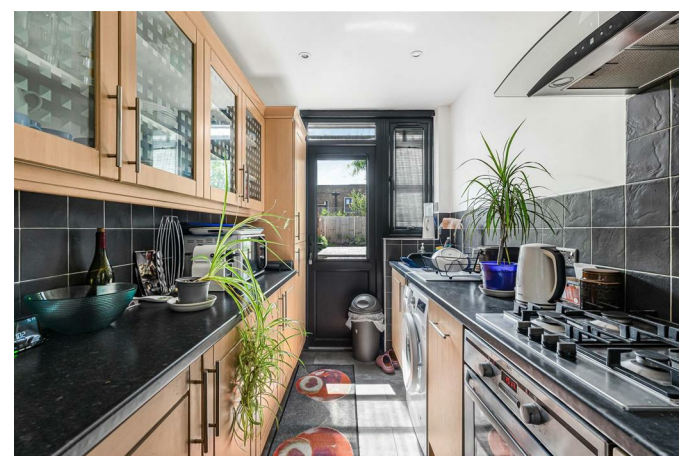
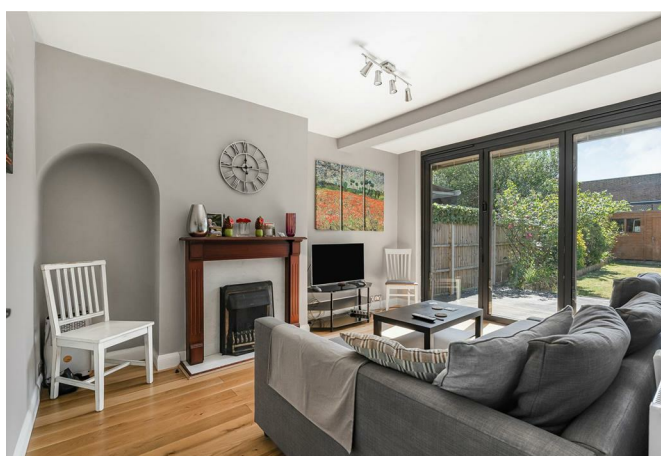
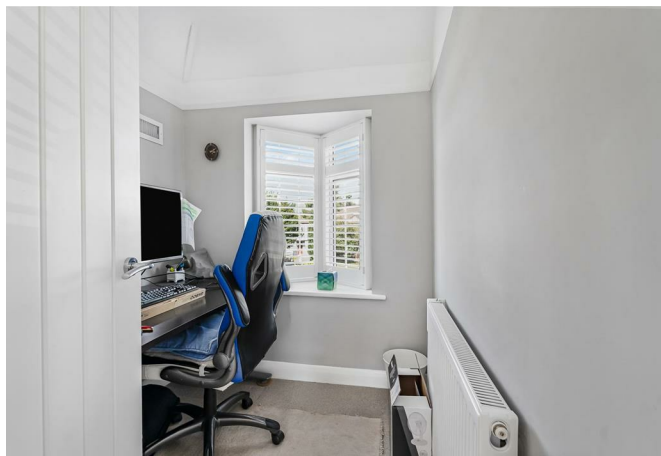


**Description:**

Gibson Lane proudly present to the market an attractive end of terrace 1930's house situated on this ever popular road, Wolsey Drive, within the Tudor development in North Kingston. The property consists of a nice entrance hallway leading to a two separate reception rooms, the rear reception room features large bi-fold doors leading to the patio benefitting from a sun awning and lovely South-West facing garden benefitting from access from the side and rear of the garden. The ground also features a a modern fitted galley kitchen with garden access. The first floor features three bedrooms, two doubles and one single bedroom, and a recently renovated modern family bathroom. Additional benefits include a driveway for off street parking and shutters installed in the bedrooms and living room.

**Location:**

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 nearby. The standard of schooling in the immediate area is excellent within both the private and state sector.



**Furnishing:** Unfurnished  
**Local Authority:** Kingston Upon Thames  
**Council Tax Band:** E  
**Available Date:** 28th August 2026  
**Deposit:** £4,615  
**Tenancy Term:** Long Term