

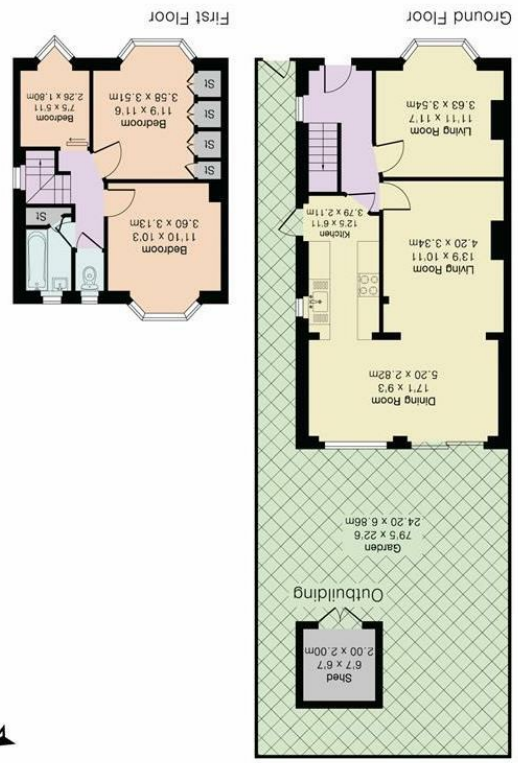


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
	



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 1034 sq ft - 96 sq m (Excluding Outbuilding)  
 Ground Floor Area 632 sq ft - 59 sq m  
 First Floor Area 402 sq ft - 37 sq m  
 Outbuilding Area 43 sq ft - 4 sq m

**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**Redress:** We hold independent redress with Property Redress

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**Anne Boleyns Walk**  
 Kingston Upon Thames KT2 5NS



## Guide Price £850,000

- No onward chain
- Three bedroom semi-detached house
- Off street parking
- Potential for loft conversion (STNC)
- Spacious accommodation in excess of 1,000sqft
- \* Tenure: Freehold
- Sought after no-through road
- Convenient for local schools and bus routes
- 79.5ft Westerly aspect rear garden
- EPC Rating - D
- Council Tax - E
- \* Local Authority: Kingston Upon Thames

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

### Summary

A charming three bedroom 1930's semi-detached house situated on this sought after road within the Tudor Development in North Kingston.

The property is presented to a good standard throughout and offers huge potential to extend into the loft space, subject to necessary consent (STNC) which would create a substantial four bedroom family home.

Currently this attractive family home features a well balanced layout comprising: front reception room, extended reception/dining room, kitchen, three bedrooms and a family bathroom. Outside there is a delightful 79.5ft Westerly aspect rear garden and off street parking to the front.

Sold with no onward chain.

### Location

Anne Boleyn's Walk is a sought after address 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 near by. The standard of schooling in the immediate area is excellent within both the private and state sector.

