

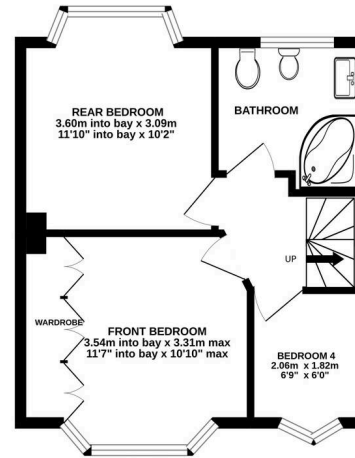


- FOUR BEDROOM TWO BATHROOM TUDOR STYLE HOUSE with OFF STREET PARKING and a sunny SOUTHWESTERLY FACING REAR GARDEN.
- In a popular residential side road in the well regarded North Kingston Tudor development.
- Two reception rooms : French doors off the spacious 16 ft rear reception to the garden.
- Two double and one single bedroom plus family bathroom to the 1st floor.
- Loft extension with bedroom and 2nd bathroom.
- ENERGY RATING BAND C : Gas central heating system : Double glazed throughout.
- Near to buses to central Kingston and Richmond, and local shops on both Ham Parade and Tudor Drive.
- Between sought after Latchmere and St Agathas Schools on Latchmere Road and high achieving Tiffin Girls plus Ofsted Outstanding Kingston Academy and Fernhill School on Richmond Road.

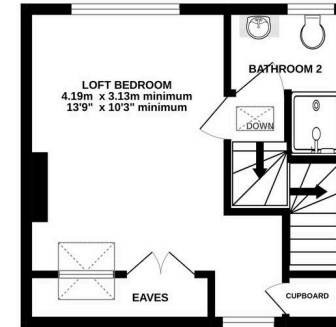
Council Tax band: E

Tenure: Freehold

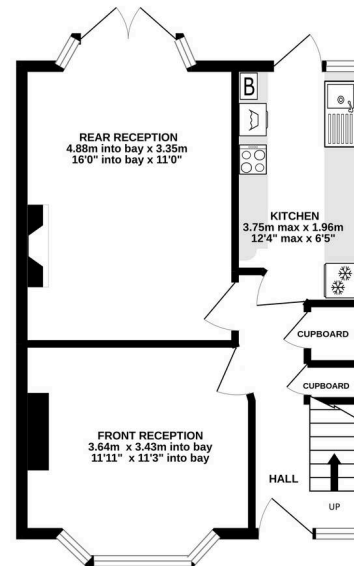
1ST FLOOR
34.2 sq.m. (368 sq.ft.) approx.



2ND FLOOR
24.8 sq.m. (267 sq.ft.) approx.



GROUND FLOOR
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 110.0 sq.m. (1184 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Hall

Elizabethan style entrance door , leaded style front window, radiator, varnished floorboards, picture rail, door to understair store cupboard.

Front Reception

Double glazed bay window to front, radiator, varnished floorboards, picture rail.

Rear Reception

Double glazed bay to rear with French doors to garden, radiator, varnished floorboards, feature fireplace with hearth and mantelpiece.

Kitchen

Units fitted at eye and base level with worktops and splashbacks, inset sink, spaces for cooker, washing machine, and fridge freezer, wall mounted boiler, rear double glazed window and door to garden.



1st Floor Landing

Staircase up from hall. Balustrade.

Front Bedroom

Leaded style double glazed bay window to front aspect, radiator, varnished floorboards, three double doors to inbuilt wardrobe cupboards.

Rear Bedroom

Double glazed bay window to rear aspect, varnished floorboards, radiator.

Bedroom 4

Leaded style double glazed oriel bay window with display shelf, radiator.

Bathroom

Jacuzzi style corner bath, wash hand basin, WC, bidet, heated towel rail, frosted double glazed window, spotlights, underfloor heating, tiled floor and walls.





2nd Floor Landing

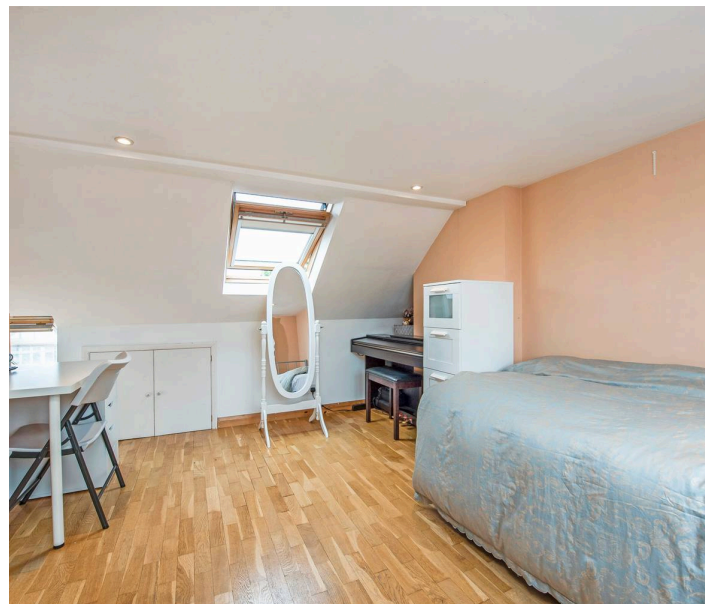
Skylight window over, doors to bedroom and bathroom.

Loft Bedroom

Double glazed rear window and two front velux windows, radiator, doors to eaves storage.

En Suite

Walk in shower enclosure, wash hand basin on shelf, WC, heated towel rail, frosted double glazed window, spotlights, tiled floor and walls.



Front

Brickblock forecourt off street parking, borders.

Rear Garden : South-westerly facing

Paved patio terrace to rear of house, main area grassed with borders, rear paved area and shed.





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