



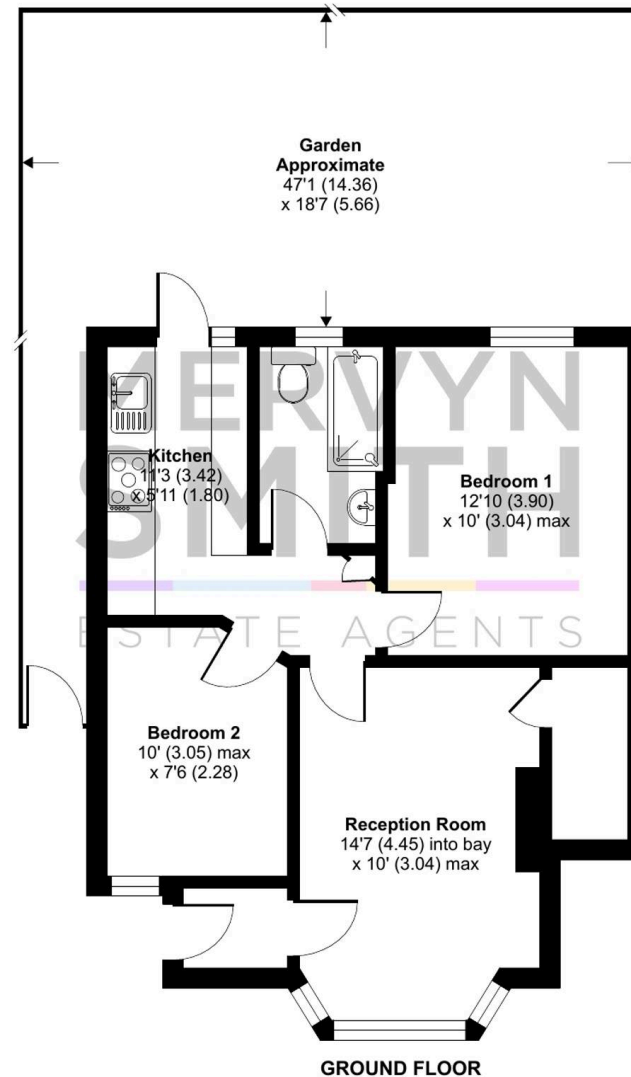
Tudor Drive, Kingston Upon Thames, KT2

Approximate Area = 543 sq ft / 50.4 sq m

For identification only - Not to scale



- WELL PRESENTED 1930s TUDOR STYLE PURPOSE BUILT 2 BEDROOM END TERRACE GROUND FLOOR MAISONNETTE with its OWN FRONT AND REAR GARDENS & and an extended lease.
- EPC RATING BAND C : Gas central heating system with an efficient Worcester Greenstar condensing combi boiler : Double glazing.
- Smart upgraded kitchen with fitted units to 2 sides and quality appliances including 5 ring Siemens gas hob, Neff oven, Samsung washing machine and space for fridge freezer.
- White tiled refurbished bathroom.
- Set back from the road by a lawned front garden : Side gate and access passage : Attractive rear garden with patio terrace, lawn, borders, swing seat, olive tree and garden stores.
- Deep store cupboard off the lounge : Cellar storage to the front bedroom.
- Located in popular North Kingston near sought after Latchmere School & St Agatha's School. The open spaces of Latchmere Recreation Ground are just across the road.
- Moments from local shops, Post Office, branch library, bistro pub and buses to central Kingston and Richmond. Turning into Latchmere Lane leads to Ham Common Woods and Ham Gate into Richmond Park.
- Lease of 189 years from 1950.





Hall

Carolina style entrance door, laminate floor, coatrack, further door into reception room.

Reception Room

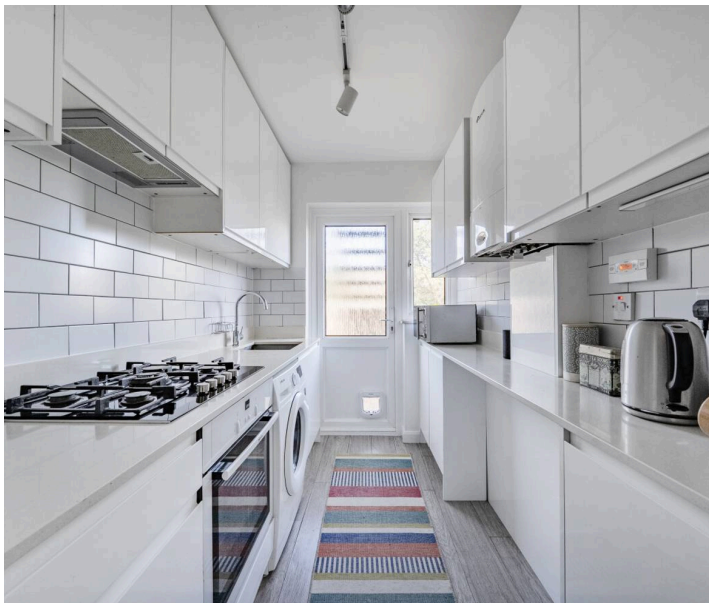
Leaded style double glazed bay window, laminate floor, radiator, door to deep understair stair cupboard, rear door to lobby.

Inner Lobby

Laminate floor, door to corner cupboard, doors to all rooms.

Kitchen

Fitted units and cupboards at eye and base level, worktops, white tile splashbacks, inset sink unit, inset 5 ring Siemens gas hob, inbuilt Neff oven, washing machine, space for fridge/freezer, light rail, radiator, wall mounted Worcester Greenstar condensing combi boiler, laminate floor, radiator, double glazed rear window and access door to patio and garden.



Bedroom 1 (Rear)

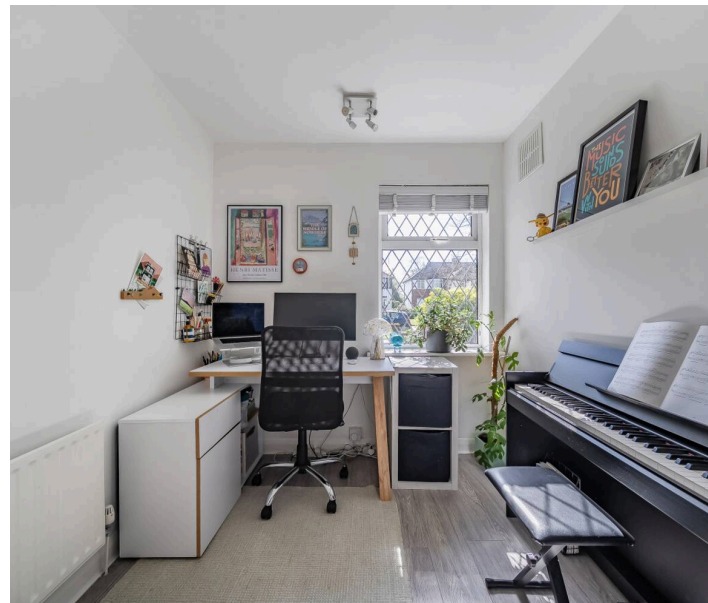
Double glazed window to rear overlooking garden, radiator, light rail, laminate floor.

Bedroom 2 (Front)

Double glazed leaded style window to front aspect, radiator, LED spotlight cluster, laminate floor with hatch to underfloor storage space.

Bathroom

White suite comprising wash hand basin with cabinet under, WC and panel enclosed bath with screen and shower mixer over. White tile walls, double glazed frosted window, laminate floor, radiator.



Front Garden

Mainly grassed with dwarf front wall and borders. There is a side gate and brick blocked side passageway to the rear garden.

Rear Garden

Paved patio to immediate rear of the property, outside tap, main area grassed with borders, olive tree, swing seat, rear garden shed and an Anderson shelter.

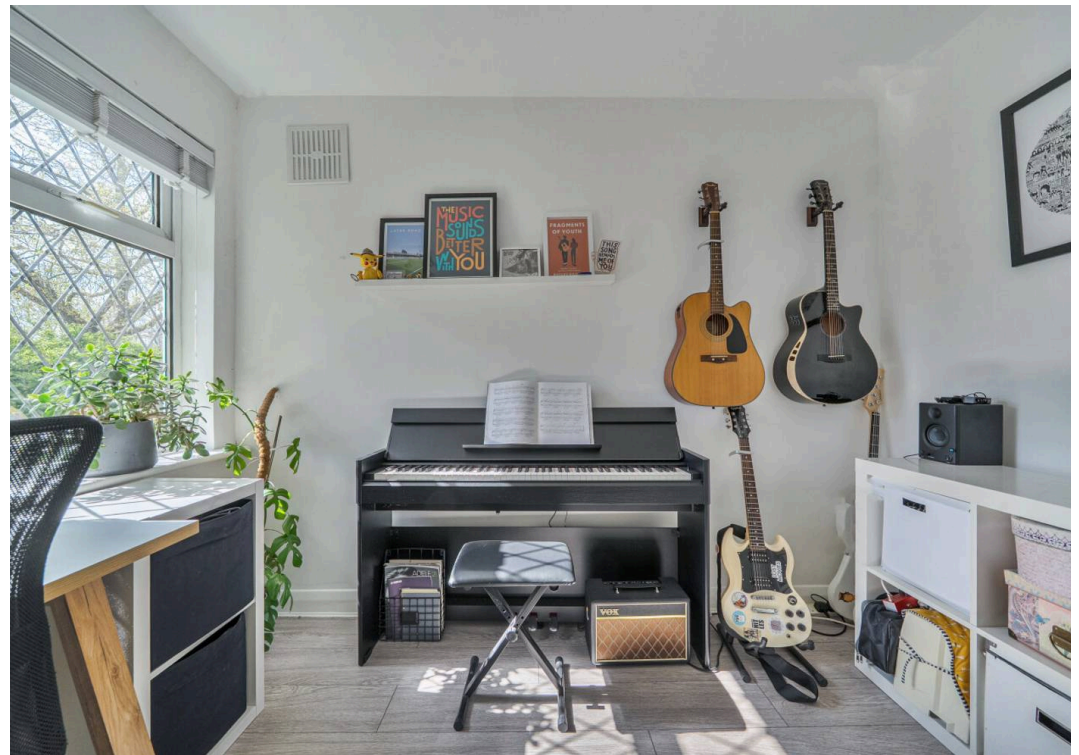


Council Tax band: D

Tenure: Leasehold - 189 years from 24th June 1950

EPC Energy Efficiency Rating: C







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