





Hollybush Road

Kingston Upon Thames, Kingston Upon Thames

Characterful three-bedroom Tudor-style home of approx. 1100 sq ft with extended kitchen/diner, bright bay-fronted reception, and 90 ft garden with detached garage Lovingly updated over 20 years and close to Fern Hill, Tiffin Girls and Kingston Academy.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Characterful Tudor-style three-bedroom mid-terrace
- Approx. 1107 sq ft / 102.7 sq m including garage
- Extended kitchen/dining room with sliding doors to garden
- Bright 19 ft reception room with bay window and fireplace
- Two double bedrooms + third bedroom/office
- Modern family bathroom
- Detached garage at the rear of the garden
- Approx. 90 ft south-westerly garden with patio and lawn
- Close to outstanding schools including Fern Hill, Tiffin Girls and The Kingston Academy
- Convenient for Ham Parade, Kingston Town Centre, and Richmond Park





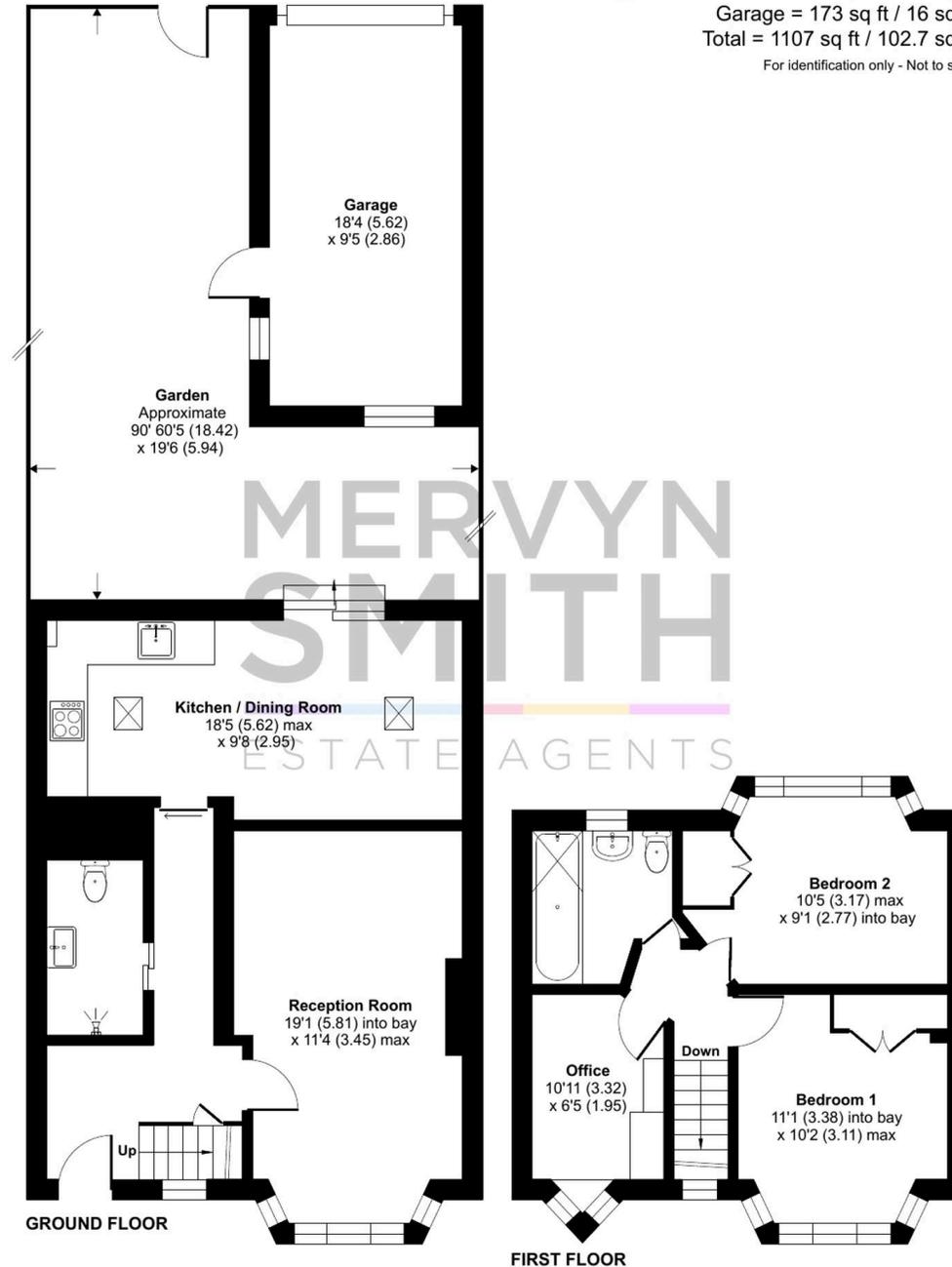
Hollybush Road, Kingston Upon Thames, KT2

Approximate Area = 934 sq ft / 86.7 sq m

Garage = 173 sq ft / 16 sq m

Total = 1107 sq ft / 102.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1380916

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