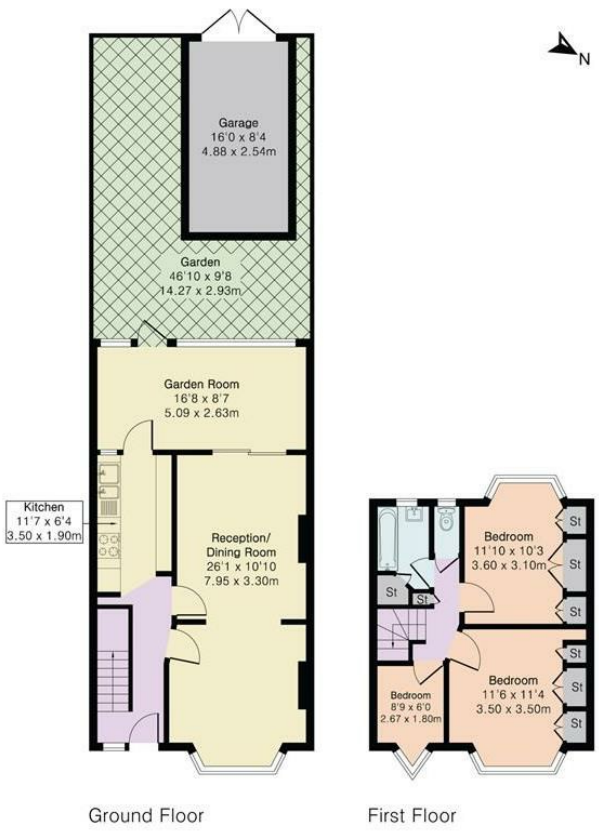


Cardinal Avenue

Kingston Upon Thames KT2 5RZ

Approximate Gross Internal Area 965 sq ft - 90 sq m
(Excluding Garage)
Ground Floor Area 593 sq ft – 55 sq m
First Floor Area 372 sq ft – 35 sq m
Garage Area 133 sq ft – 12 sq m



gibson lane

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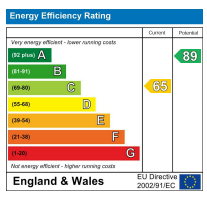
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

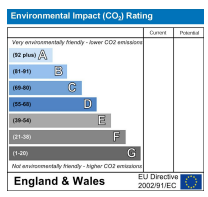
Redress: We hold independent redress with Property Redress

PINKPLAN

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.

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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.

The Property Ombudsman
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£730,000

- Three bedroom 1930s house
- Sold with no onward chain
- 26ft Through Reception Room
- Spacious layout of 965 sqft
- South/west facing rear garden
- Off street parking and garage
- Well positioned for excellent local schools
- River and Richmond Park nearby
- EPC rating D
- Council tax band E

Tenure: Freehold
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.

Description

Situated on the popular Cardinal Avenue on the Tudor Estate in North Kingston, this well-presented three bedroom mid-terrace house is offered with the benefit of no onward chain.

The property features a bright 26ft through reception room, providing excellent space for both relaxation and entertaining, along with a modern fitted kitchen. A garden room offers further versatile living space, ideal as a home office or additional sitting room. Upstairs, the house offers three bedrooms and a bathroom.

Outside, the property benefits from a delightful south/west facing rear garden, along with off-street parking and a garage.



Situation

Cardinal Avenue is a sought after road within the Tudor development in North Kingston, situated a short walk from the River Thames and within close proximity of Richmond Park. This is a wonderful environment for a family, being ideally positioned between Kingston and Richmond town centres with their extensive range of shops, restaurants and overland & underground stations providing services to Waterloo and the City. The local shops of Ham Parade are close by and Ham Common is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.



