

NORTH KINGSTON



£ 775,000 : FREEHOLD

WOLSEY DRIVE, KINGSTON UPON THAMES, KT2 5DR



RENOVATION AND EXTENSION OPPORTUNITY AT THIS 3 BEDROOM TUDOR STYLE HOME with Vacant Possession and No Onward Chain.

Sunny 65 ft South-Westerly facing rear garden.

Close to Tiffin Girls, the Kingston Academy and Fernhill School.

Parts of the property have been upgraded with a kitchen and bathroom installed within the last ten years. The EPC rating is in Band C with double glazing, ecoTEC condensing boiler and gas central heating system. Other parts of the inventory require refurbishment. There is also the option to extend to the loft and rear (stpc) as at the neighbouring house.

Located in a residential side road in the popular Tudor development between the lovely North Kingston riverside and the open spaces of Richmond Park.

Close to local shops, Post Office, buses and library on nearby Tudor Drive.

020 8549 5099

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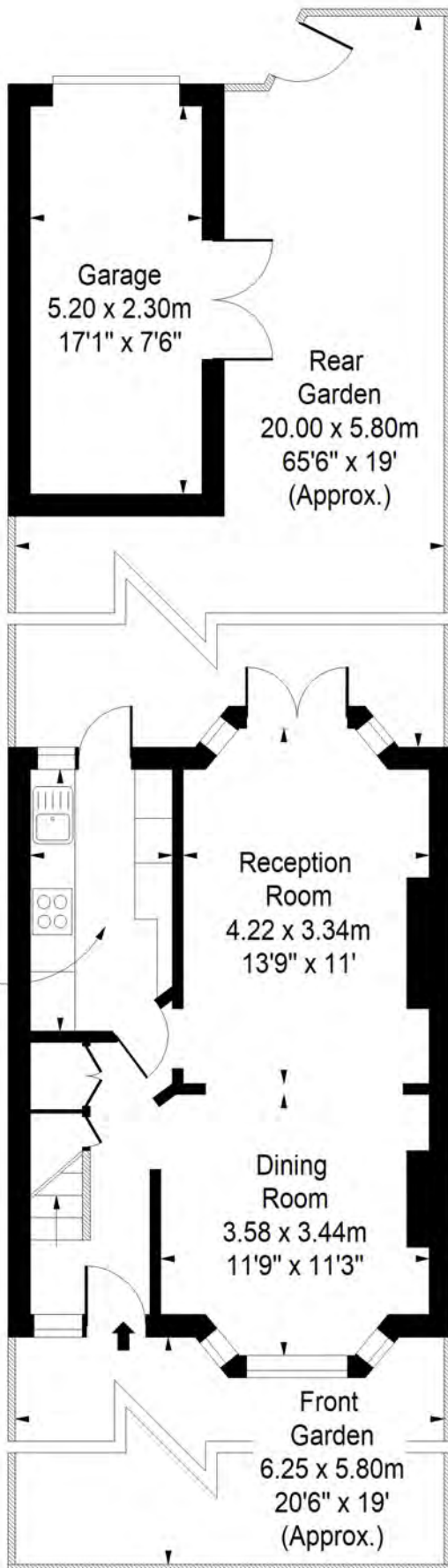
Wolsey Drive

Approx. Gross Internal Area
76 Sq M - 828 Sq Ft

(Excluding Garage)

Garage

Approx. Gross Total Internal Area
12 Sq M 129 Sq Ft



Ground Floor



Kitchen
3.52 x 1.92m
11'6" x 6'3"

Reception Room
4.22 x 3.34m
13'9" x 11'

Dining Room
3.58 x 3.44m
11'9" x 11'3"

Front Garden
6.25 x 5.80m
20'6" x 19'
(Approx.)

Bedroom 3
2.05 x 1.80m
6'9" x 6'

Bedroom 2
3.57 x 3.10m
11'9" x 10'3"

Bedroom 1
3.56 x 3.47m
11'9" x 11'6"

First Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. not to scale floor plan by www.frameworkphotos.co.uk

ENTRANCE :

Entrance door into

HALL

Radiator, wainscotting, laminate flooring, double glazed leded style window, understair store cupboard.



DOUBLE ASPECT LOUNGE/DINING ROOM

Front area - 11 ft 9 x 11 ft 3 (3.58m x 3.44m) Leaded style double glazed front bay, radiator.



Rear area Abt 13 ft 9 x 11 ft (4.22m x 3.34m) Radiator, double glazed rear bay with French doors to garden.

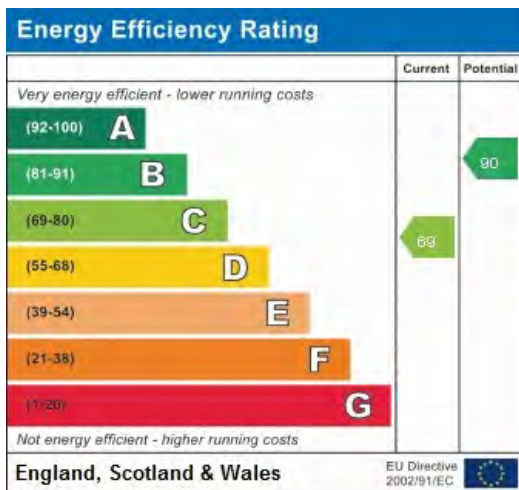


KITCHEN: Abt 11 ft 6 x 6 ft 3 (3.52m x 1.92m)

Units fitted at eye and base level, worktops, splashbacks, inset sink unit, inset hob, inbuilt Neff oven, inbuilt microwave, integral fridge and freezer, cupboard housing Vaillant ecoTEC boiler double glazed window and door to rear.



ENERGY EFFICIENCY RATING: BAND C



STAIRCASE TO FIRST FLOOR LANDING:

Trap to loft, balustrade, medicine/linen cupboard.

BEDROOM 1: (front) Abt. 11 ft 9 x 121 ft 6 (3.56m x 3.47m)

Double glazed leaded style bay window to front aspect, radiator, fitted wardrobe cupboards.



BEDROOM 2: (rear) Abt. 11 ft 9 x 10 t 3 (3.57m x 3.10m)

Double glazed bay window to rear aspect, radiator.



BEDROOM 3: (front) Abt. 6 ft 9 x 6ft (2.05m x 1.80m)

Double glazed leaded style oriel bay windows to front aspect, radiator.



BATHROOM:

Two frosted double glazed windows, heated towel rail, panel enclosed bath, pedestal wash hand basin, tiled walls, WC.



FRONT GARDEN mainly paved.

REAR GARDEN Abt. 65 ft 6 x 19 ft (20m x 5.8m)

Paved to immediate rear of house, pond, grassed and planted areas, derelict garage, rear access gate.



COUNCIL TAX : BAND E (Kingston Upon Thames)

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