



11 Woodcote Close, Kingston Upon Thames

Guide Price £375,000

11 Woodcote Close

Kingston Upon Thames, Kingston Upon Thames

- 2 BEDROOM UPPER FLOOR 1930s PURPOSE BUILT MAISONETTE WITH ITS OWN REAR GARDEN.
- Long lease over 900 years, low outgoings and only £4 pa ground rent !
- NO CHAIN and vacant possession.
- Requires a cosmetic uplift but provides a blank slate to design to your own taste.

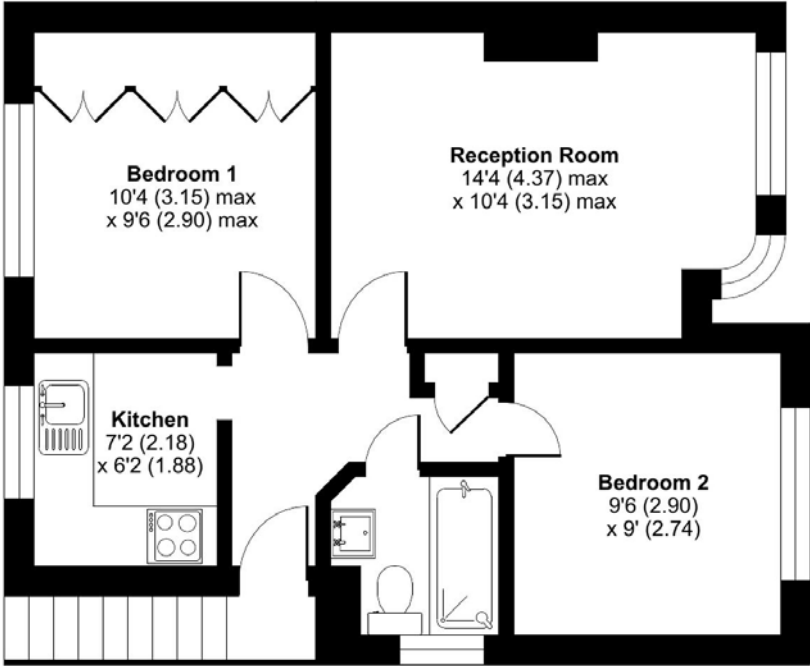
Woodcote Close is small cu de sac off Park Road in North Kingston. It is within reach of Latchmere and St Agatha's Schools and close to Barnfield Riding Stables, allotments and Richmond Park. There are nearby buses on Tudor Drive/Park Road and the nearest station is Norbiton (Zone 5 to Waterloo).



Woodcote Close, Kingston Upon Thames, KT2

Approximate Area = 469 sq ft / 43.5 sq m

For identification only - Not to scale



FIRST FLOOR

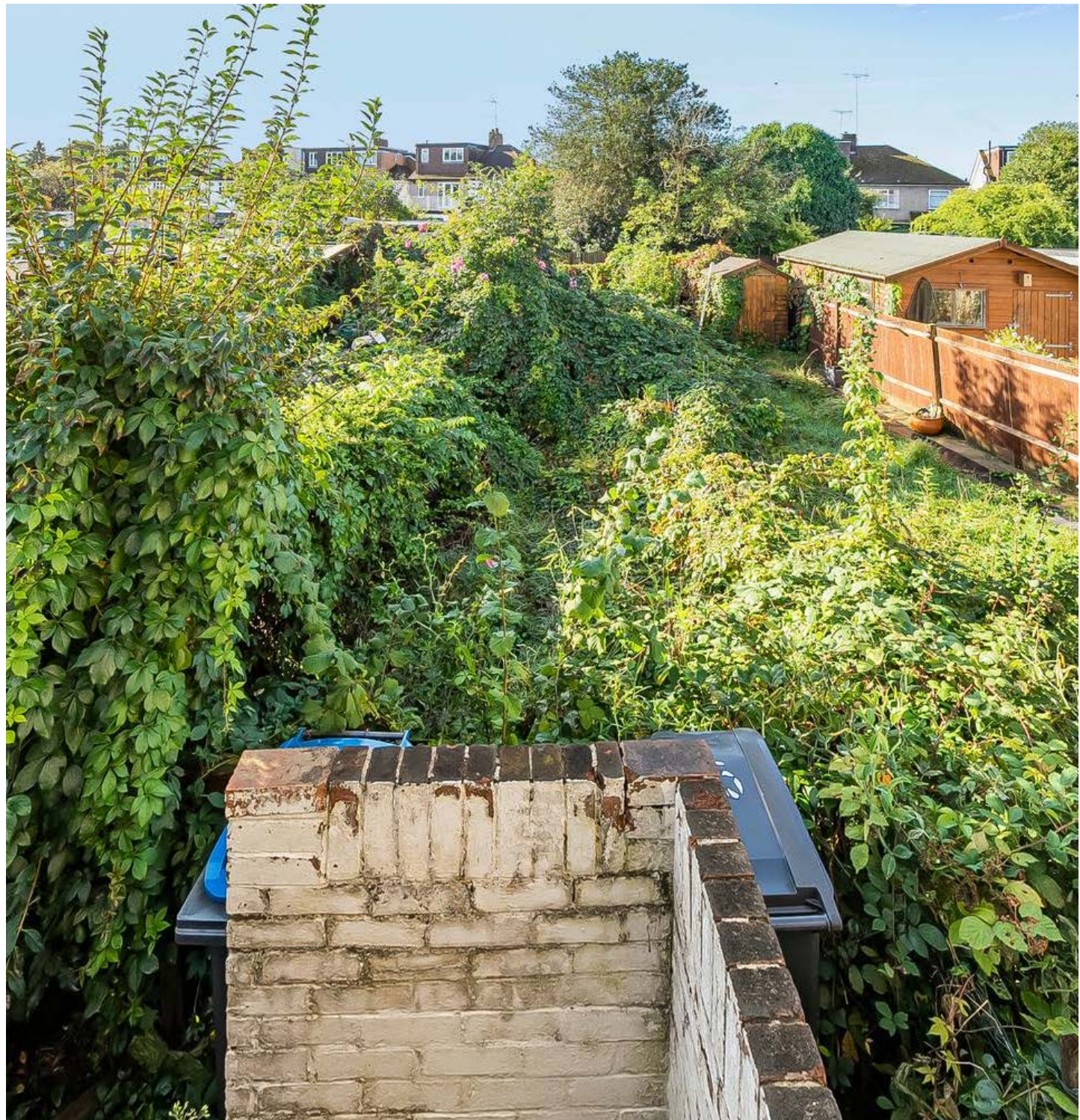


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1194967

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The property is approached by stairs to the side up to a covered porch with private entrance door into the hallway with radiator, store cupboard, trap door to the loft and doors to all rooms. The reception room has a brick effect fireplace, radiator and a half bay window with double glazing. There are two bedrooms - one which has been used more as a dining room with a radiator and double glazed front window with the main bedroom to the rear with inbuilt wardrobe cupboards, double glazed rear window and radiator. The bathroom has a heated towel rail, bath with electric shower unit over, frosted double glazed windows, wash hand basin and WC. The kitchen needs renovation and has some basic fitted units, sink unit, and double glazed window overlooking the garden. The kitchen walls have been stripped and there are spaces for appliances. The garden is accessed at the foot of the entrance stairs and needs cutting back and tidying up.





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