

NORTH KINGSTON



£795,000 FREEHOLD

TUDOR DRIVE, KINGSTON UPON THAMES, SURREY, KT2 5PF



A WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE set back from the road with a rear **DOUBLE GARAGE NEARLY 16ft SQUARE** with power, light and full width rear up and over door.

Popular location in well regarded North Kingston within reach of sought after Latchmere, St Agatha's, St Pauls and the Alexandra schools.

Bright through lounge/dining room over 27 ft.
Inbuilt wardrobes to the two double bedrooms. 3rd bedroom over 8 ft deep.
Smartly refurbished tiled bathroom.

Further potential to extend (stpc). The adjoining semi has extended to the rear ground and the loft.

Gas central heating system with an efficient Worcester Greenstar condensing boiler : Double glazed throughout.

Moments from buses to Norbiton, Kingston and Richmond and within reach of local shops, Post Office and library. Richmond Park can be accessed via either Ham or Kingston Gates and the house is near to the open spaces of Latchmere Recreation Ground and Dinton Fields.

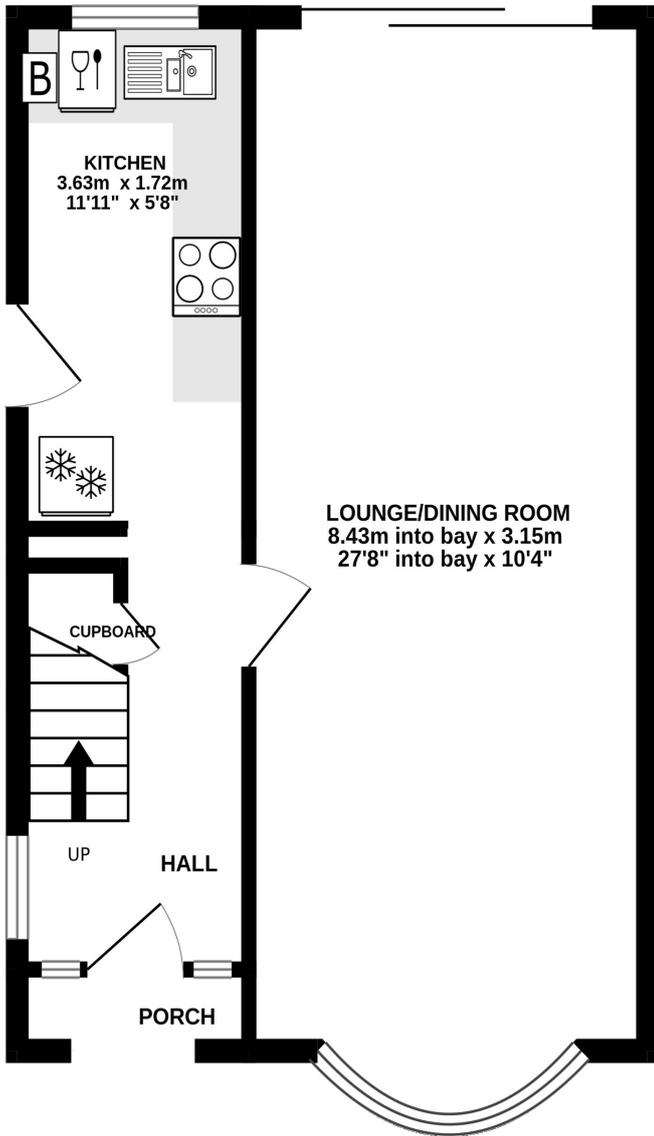


Tel: 020 8549 5099

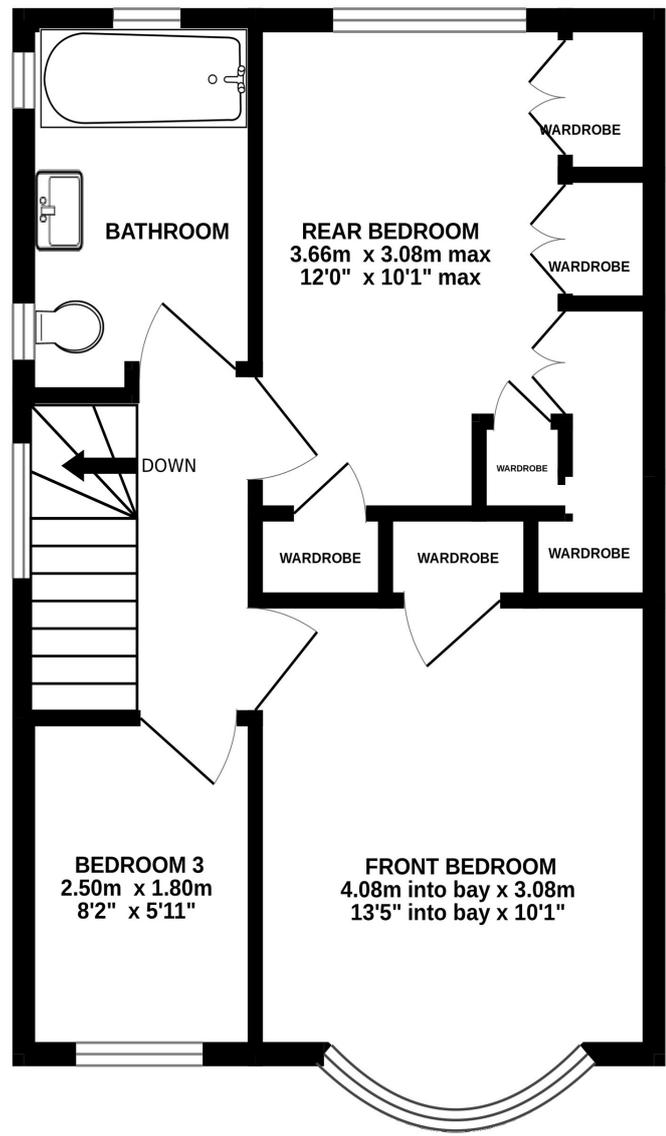


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GROUND FLOOR
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 78.1 sq.m. (840 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

PORCH:

Covered porch with entrance door and side windows with coloured glass insets into

HALL:

Radiator, double glazed window to side, door to understair store cupboard.

THROUGH LOUNGE/DINING ROOM : Abt. 27 ft 8 into bay x 10 ft 4 (8.43m into bay x 3.15m)

Double glazed bay window to front with contoured radiator, varnished floorboards, coving, radiator to rear, double glazed sliding patio doors to garden.



KITCHEN: Abt. 11 ft 11 x 5 ft 8 (3.63m x 1.72m)

Units fitted at eye and base level with worktops and part tiled walls, inset one and a half bowl sink unit, inset NEFF gas hob and hood over, inbuilt oven, washing machine and fridge and freezer, integral dishwasher, wall mounted boiler, space for fridge/freezer, rear double glazed window and double glazed door to side access.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Balustrade, frosted double glazed window to side, trap door to loft.

FRONT BEDROOM: Abt. 13 ft 5 into bay x 10 ft 1 (4.08m into bay x 3.08m)

Double glazed bay window to front aspect with contoured radiator, door to inbuilt wardrobe cupboard in addition to room dimensions. .



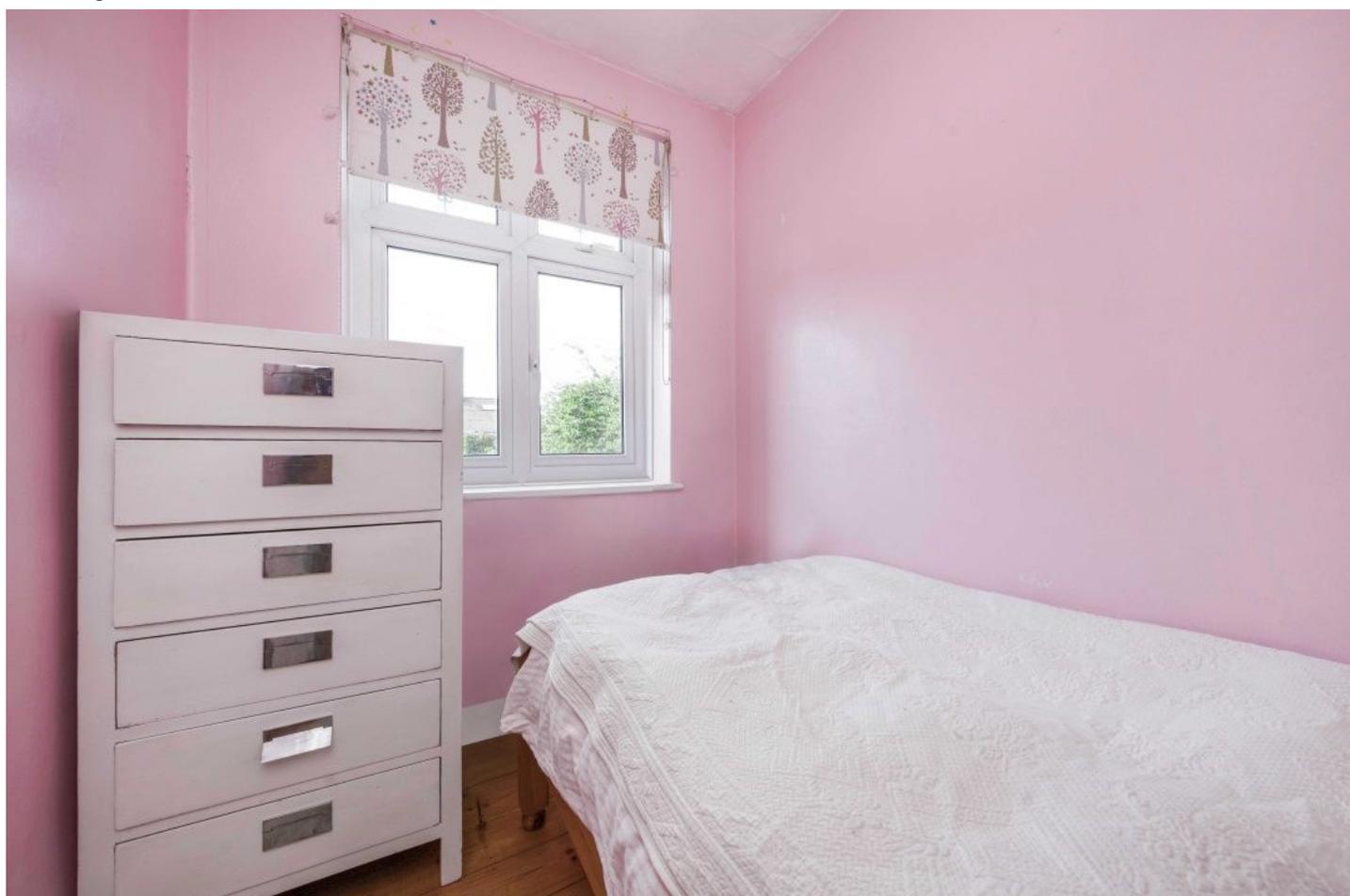
REAR BEDROOM: Abt. 12 ft x 10 ft 1 max (3.66m x 3.08m max)

Double glazed window to rear garden aspect, radiator, varnished floorboards, doors to fitted wardrobe cupboards plus inbuilt cupboard.



BEDROOM THREE: Abt 8 ft 2 x 5 ft 11 (2.50m x 1.80m)

Double glazed window with to front, varnished floorboards, radiator.



BATHROOM:

Double glazed windows to rear and side, tiled floor and walls, tile panel enclosed bath with shower mixer and screen, heated towel rail, wash hand basin with drawer under, WC.



FRONT GARDEN: Wrought iron gate, mainly laid to lawn with established bushes to side.

SIDE PASSAGE: with wrought iron gate and outside tap round to

REAR GARDEN: Mianly paved with borders, rear access gate and outside tap.



DOUBLE GARAGE: Abt 17ft 1 deep x 16 ft 5 wide (Abt. 5.2m deep x 5m wide)

Windows to garden and both sides, lighting, power points, (currently housing tumble dryer and freezer) wide roller door to rear vehicular access.



COUNCIL TAX BAND : Band E

REF : 2531

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition.

DISCLAIMER Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.



**315 RICHMOND ROAD,
KINGSTON UPON THAMES, SURREY, KT2 5QU
TEL: 020 8549 5099**

WEBSITE: www.mervynsmith.co.uk E-MAIL: sales@mervynsmith.com