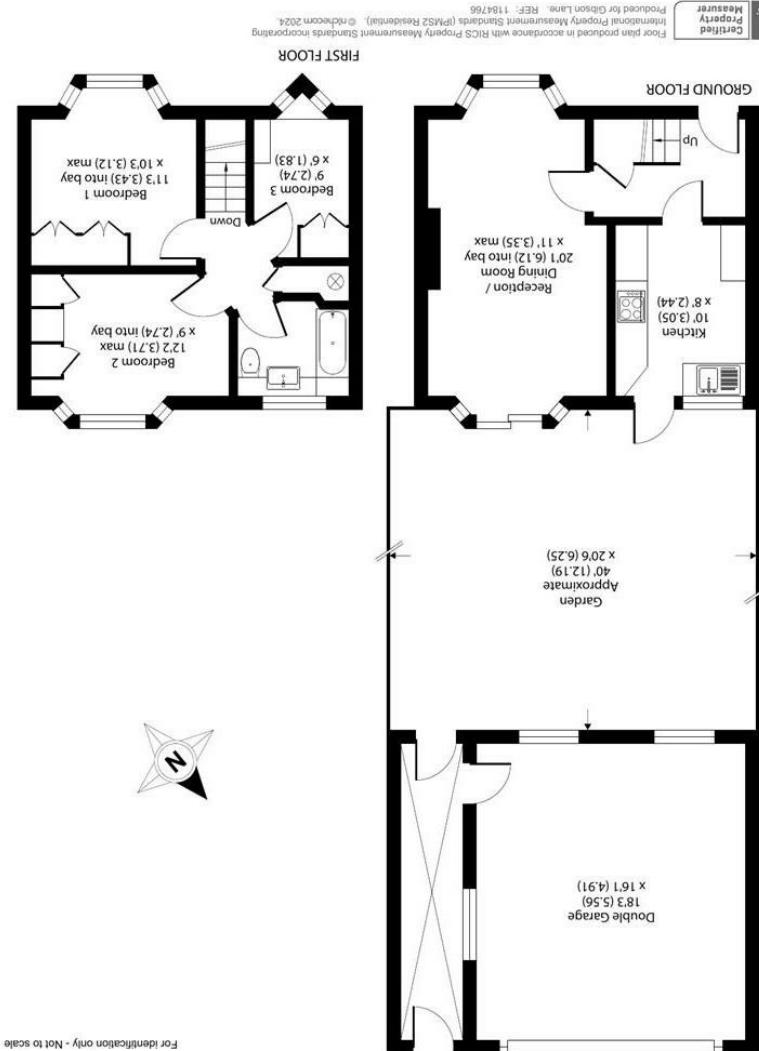
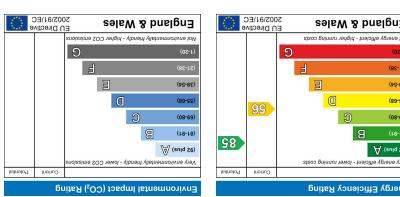


All applications listed in these details are only 'as seen', and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must 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.

Important Information



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Ham
Surrey
KT2 5QU
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gibson lane

Approximate Area = 732 sq ft / 68 sq m
Garage = 301 sq ft / 28 sq m
Total = 1033 sq ft / 96 sq m
For information only - Not to scale





Guide Price £715,000

- Three bedroom 1930s house
- Sought after North Kingston road
- No onward chain
- Potential to extend (STPP)
- Double garage

* Tenure: Freehold

- Well positioned for local schools
- Close to local shops and bus routes
- Easy access to river and Richmond Park
- EPC rating D
- Council tax band E

* Local Authority: Kingston upon Thames

Description

A charming mid-terrace 1930's house situated on this popular road just moments from local highly regarded schools. The house would benefit from some updating and also offers huge potential to extend on the ground floor (STPP). Accommodation comprises: entrance hall, through reception/dining room, fitted kitchen, three bedrooms and a family bathroom. Outside there is an attractive 40ft rear garden and the added advantage of a double garage. The property is offered for sale with no onward chain.



Situation

Cardinal Avenue is a sought after road ideally situated in the popular Tudor Estate in North Kingston. The property is conveniently positioned for both Kingston and Richmond stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston and Richmond town centres with their array of shops and restaurants are a short distance away and Latchmere Rec, the River Thames and Richmond park are all near by. The standard of schooling in the immediate area is excellent within both the private and state sector.

