



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.

Category	Rating
Energy Efficiency Rating	
Environmental Impact (CO2) Rating	

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

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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.



Approximate Gross Internal Area 1226 sq ft - 113 sq m (Excluding Outbuilding)
Approximate Gross Internal Area 1361 sq ft - 126 sq m (Including Outbuilding)
 Ground Floor Area 596 sq ft - 55 sq m
 First Floor Area 390 sq ft - 36 sq m
 Second Floor Area 240 sq ft - 22 sq m
 Outbuilding Area 135 sq ft - 13 sq m



Hollybush Road
 Kingston Upon Thames KT2 5SD



£995,000

- Fully extended 1930s house
- Four bedrooms and two bathrooms
- Spacious layout of 1,226sqft
- Delightful 54ft South/West facing garden
- Versatile garden room for office or playroom
- Off street parking
- Well positioned for local schools
- Local shops and bus routes nearby
- EPC rating C
- 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 Hollybush Road in North Kingston, this delightful 1930s house offers a perfect blend of space and comfort. With a generous 1,226 square feet of well-designed space, this fully extended home offers ample space for family and guests alike.

The property features four bedrooms and two well-appointed bathrooms ensuring convenience for all and making morning routines a breeze. Downstairs there are two spacious reception rooms and an extended kitchen/diner. Outside there is the off-street parking and a delightful 54ft rear garden with a versatile garden room that could be used as an office or playroom.

The surrounding area is known for its vibrant community, excellent schools, and a variety of local amenities, making it a desirable location for families and professionals alike. Do not miss the opportunity to make this charming property your new home.

Situation

Hollybush Road 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.

