

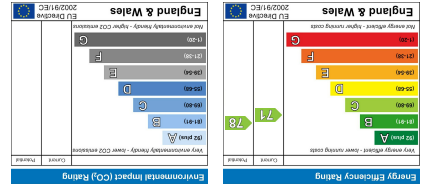
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**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**Redress:** We hold independent redress with Property Redress



**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.

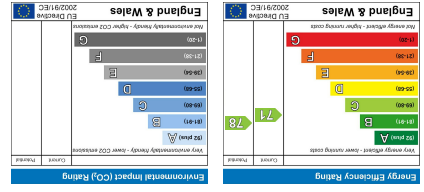
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**Hollybush Road**  
Kingston Upon Thames KT2 5SE

**Approximate Gross Internal Area 925 sq ft - 86 sq m (Excluding Garage)**  
Ground Floor Area 550 sq ft - 51 sq m  
First Floor Area 375 sq ft - 35 sq m  
Garage Area 152 sq ft - 14 sq m



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.





£825,000

- Three bedroom 1930s house
- Two bathrooms including ground floor wet room
- Extended kitchen overlooking rear garden
- Potential for loft conversion (STPP)
- Beautiful 60ft rear garden
- Garage with rear access
- Well positioned for local schools
- Short walk to local shops and bus routes
- 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 terraced house offers a perfect blend of classic character and modern living. The ground floor boasts a double reception room along with an extended kitchen, providing ample space for both relaxation and entertaining. There is also a large wet room which could be split to form a utility room if required. Upstairs there are three bedrooms, a family bathroom and the potential for a further bedroom and bathroom with a loft conversion (STPP).

Outside there is a beautiful rear garden filled with mature trees and shrubs, and a very useful detached garage to cater for all your storage needs.

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.

