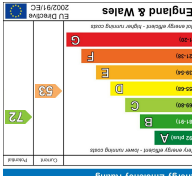
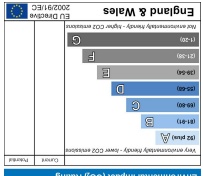


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) 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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**Tudor Drive**  
 Kingston Upon Thames KT2 5PZ



## Offers In The Region Of £1,050,000

- 1930s semi-detached family home
- Double height side extension and rear kitchen extension
- Spacious layout of 1,370sqft
- Off street parking
- 71ft south facing rear garden
- \* Tenure: Freehold
- Potential for loft extension (STPP)
- Well positioned for local schools
- Close to Ham Parade for local shops and bus routes
- EPC rating TBC
- Council tax band F
- \* 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.

### Summary

Situated on Tudor Drive in North Kingston, this delightful 1930s semi-detached house offers a perfect blend of classic character and modern convenience. With three well-proportioned bedrooms and two bathrooms, this home is ideal for families seeking comfort and space.

One of the standout features of this home is the generous 71ft south-facing garden, which is perfect for enjoying sunny days and hosting gatherings. This outdoor space offers a wonderful opportunity for gardening enthusiasts or simply a tranquil retreat for unwinding after a busy day.

Parking is made easy with space for one vehicle, a valuable asset in this sought-after area. The location is particularly advantageous, being in close proximity to reputable schools and local shops, making daily errands and school runs a breeze.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. With its appealing features and prime location, this house is sure to attract interest from discerning buyers.

### Location

Tudor Drive is a sought after road within the Tudor development in North Kingston situated a short walk from the River Thames and within close proximity of Richmond Park. This is a wonderful environment for a family being ideally positioned between Kingston and Richmond town centres with their extensive range of shops, restaurants and overland & underground stations providing services to Waterloo and the City. The local shops of Ham Parade are close by and Ham common is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.

