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Category	Rating
Energy Efficiency Rating	C
Environmental Impact (CO <sub>2</sub> ) Rating	D



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 890 sq ft - 82 sq m  
 (Excluding Garage)  
 Ground Floor Area 499 sq ft - 46 sq m  
 First Floor Area 391 sq ft - 36 sq m  
 Garage Area 151 sq ft - 14 sq m

**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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Cardinal Avenue

Kingston Upon Thames KT2 5SA



£775,000

- Three bedroom 1930s house
- Extended kitchen/breakfast room
- Study which could also be a 4th bedroom
- 18ft double reception room
- Off street parking for two cars
- Delightful 59ft rear garden
- Well positioned for local schools
- Local shops and bus routes nearby
- EPC rating D
- 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

A delightful three bedroom Tudor style house situated on this popular road within the Tudor development in North Kingston. The property is presented to a good standard throughout and features a well balanced layout comprising: entrance hall, double length reception room, kitchen/breakfast room, study, three bedrooms and a family bathroom. Outside there is an attractive 59ft rear garden and the house has the benefit of off street parking for two cars.



## 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 the River Thames and Richmond park are both near by. The standard of schooling in the immediate area is excellent within both the private and state sector.

