

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
A	A
B	B
C	C
D	D
E	E
F	F
G	G



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 916 sq ft - 85 sq m (including Outbuilding)  
 Ground Floor Area 543 sq ft - 50 sq m  
 First Floor Area 373 sq ft - 35 sq m  
 Outbuilding Area 273 sq ft - 25 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

[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)

Kingston Office  
 34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 T: 020 8546 5444

Ham Office  
 323 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5QU  
 T: 020 8247 9444



**Wolsey Drive**  
 Kingston Upon Thames KT2 5DW



## Guide Price £825,000

- No Onward Chain!
- Three Bedroom Home
- Enormous Scope for Expansion (STNC)
- Front and Rear Gardens
- Extended Kitchen/Dining Room Overlooking the Rear Garden
- \* Tenure: Freehold
- Double Reception Room
- North Kingston Location
- Close to Outstanding Schooling
- EPC Rating - E
- \* 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 the popular Wolsey Drive in North Kingston, this delightful 1930s terraced house offers a perfect blend of classic character and modern living. The home is thoughtfully arranged to provide bright, well-proportioned accommodation throughout, perfectly suited to modern family living.

The ground floor contains a welcoming entrance hall and boasts a double reception room along with an extended kitchen, providing ample space for both relaxation and entertaining. There is also an additional room which could be used as a study, playroom, or snug. Externally, there is a lovely front garden and an impressive 55ft rear garden with large outbuilding.

Upstairs there are three well-proportioned bedrooms, a family bathroom and WC, plus enormous potential for further expansion. The exciting scope to extend and reconfigure, subject to the necessary planning permissions, allows purchasers to create a truly bespoke family residence and maximise its considerable potential.

Ideally located within one of North Kingston's most desirable residential neighbourhoods, the property is within easy reach of excellent local amenities, beautiful green spaces, highly regarded schools, and convenient transport links, making it an outstanding choice for families and professionals.

Combining generous accommodation, excellent outdoor space, exceptional versatility, and exciting development potential, this is a rare opportunity to secure an impressive three-bedroom family home in a prime location with the ability to grow alongside your family's needs. Sold with no onward chain, contact us now to arrange a viewing!

## Location

Wolsey Drive 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.

