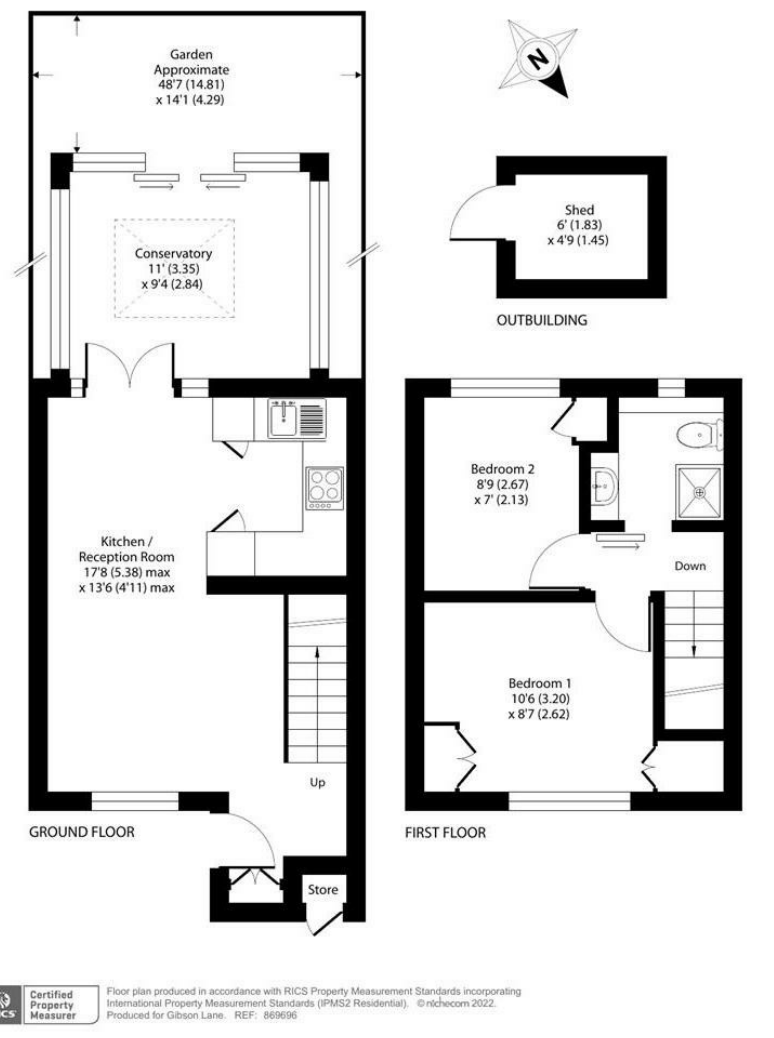
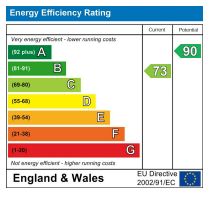
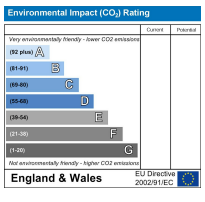
Approximate Area = 613 sq ft / 57 sq m (excludes store)
Outbuilding = 29 sq ft / 2 sq m
Total = 642 sq ft / 59 sq m
For identification only - Not to scale




RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
Produced for Gibson Lane. REF: 869696

gibson lane
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444




**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.

The Property Ombudsman
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## Guide Price £560,000

- Recently Refurbished
- 49ft Private Rear Garden
- Off Street Parking for 2 Cars
- Two Bedrooms
- Potential to Extend (STNC)
- Quiet Cul de Sac
- No Onward Chain
- North Kingston Location
- EPC Rating C
- Council Tax Band D

* Tenure: Freehold

* Local Authority: Kingston upon Thames

## Description

NO ONWARD CHAIN! A lovely, fully refurbished and recently decorated property located in a quiet north Kingston cul de sac. This modern home offers a stylish living environment to include on the ground floor a contemporary open-plan living area with separate kitchen, large reception area and a conservatory with French doors leading out onto a stunning south westerly facing landscaped rear garden. The first floor provides two bedrooms and a bathroom. Externally there is the added benefit of off-street parking for 2 cars and a large shed in the rear garden which has potential to be converted to office space. The property also has potential to extend on the ground floor (Subject to Necessary Consent - STNC). An internal viewing is highly recommended.

## Situation

Audric Close is a popular North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors.