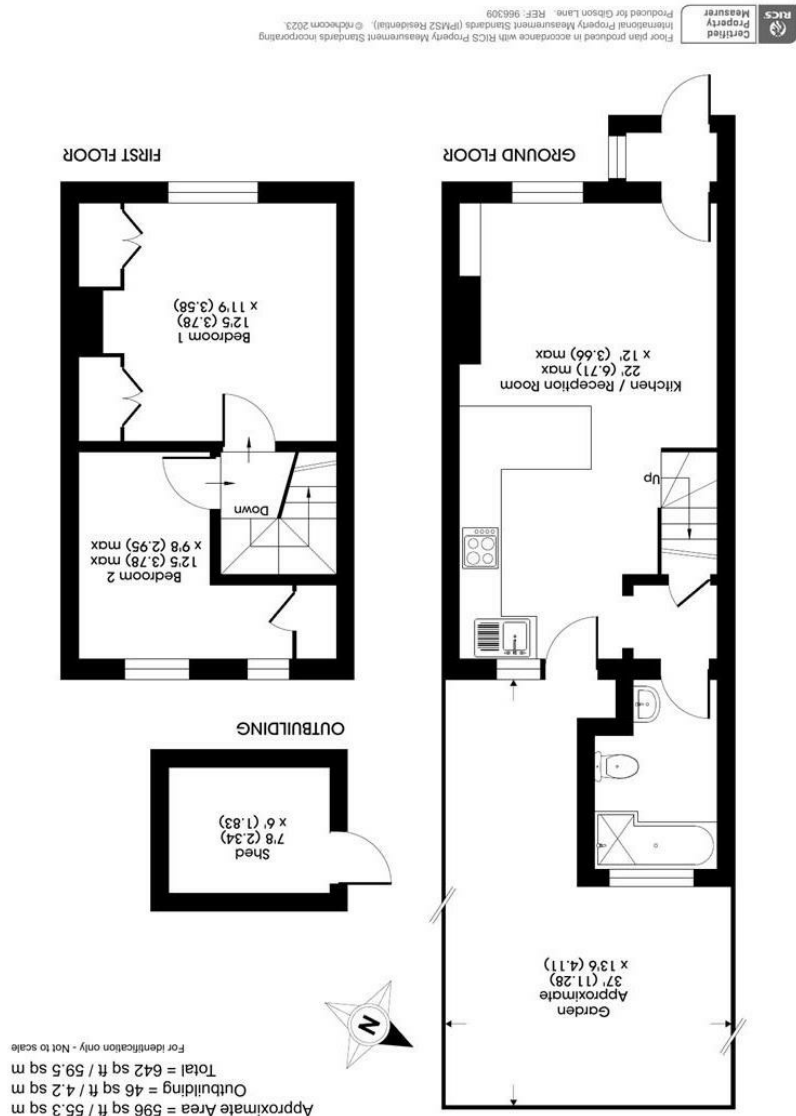




Approximate Area = 596 sq ft / 55.3 sq m
Outbuilding = 46 sq ft / 4.2 sq m
Total = 642 sq ft / 59.5 sq m
For identification only - Not to scale




 The Property Ombudsman
 
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 PROTECTED





Guide Price £530,000

- Two Bedroom Cottage
- Open Plan Layout
- Private Rear Garden
- Well presented Internally
- Scope to Expand (STNC)

- Close to the Train Station
- Moments to Richmond Park
- North Kingston Location
- EPC Rating - D
- Council Tax - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A lovely two double bedroom cottage situated in this popular road in North Kingston offers well balanced accommodation arranged over two floors. There is huge scope to expand the property on the ground floor and/or first floor subject to necessary consents (STNC). Internally the house is presented to a good standard and offers a practical style of living with the ground floor providing a generous open plan kitchen/reception room spanning an impressive 22 ft and a modern bathroom. The first floor provides a fantastic master bedroom with built in cupboards and an additional bedroom. Externally there is a beautifully landscaped private rear garden measuring almost 40 ft deep and a storage shed. Internal viewings are highly recommended to truly appreciate what this charming home has to offer!

Situation

York Road is conveniently positioned between Richmond Park and the River Thames and is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. 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.

