



Haygreen Close

Kingston Upon Thames KT2 7TS

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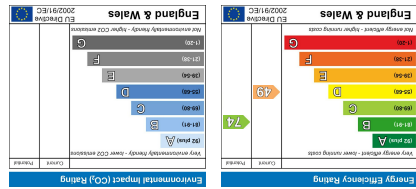
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress



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.

Approximate Gross Internal Area 869 sq ft - 81 sq m
Ground Floor Area 400 sq ft - 37 sq m
First Floor Area 310 sq ft - 29 sq m
Second Floor Area 159 sq ft - 15 sq m



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 guarantee 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.



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Guide Price £549,950

- Mid Terrace House
- Off Street Parking
- Three Bedrooms
- Potential to Extend (STNC)
- Backing onto Richmond Park
- Quiet Cul De Sac
- EPC Rating - E
- Council Tax Band - D

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

Situated in the quiet cul de sac of Haygreen Close, this charming mid-terraced house offers a perfect blend of comfort and modern living. Built in the early 1980s, this freehold property has accommodation of 869 square feet and features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The Ground floor comprises of a reception room which leads onto a conservatory, perfect for entertaining guests or enjoying quiet evenings in. The kitchen is functional and provides ample opportunity for culinary creativity. The bathroom is conveniently located on the first floor, serving the needs of the household with ease.

One of the standout features of this home is its prime location, backing onto the picturesque Richmond Park. This proximity to one of London's largest and most beautiful parks offers residents a tranquil escape, perfect for leisurely walks, picnics, or outdoor activities.

For those with vehicles, the property includes off-street parking for one car, a valuable asset in this sought-after area. Additionally, there is potential to extend the ground floor, subject to planning permission, allowing you to tailor the home to your specific needs and preferences.

With its blend of modern amenities and fantastic location, this terraced house in Kingston Upon Thames presents an excellent opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.

Situation

Haygreen Close is a residential development of houses ideally located for Kingston town centre with its extensive range of shops, bars and restaurants. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London and the M25. The standard of schooling in the immediate area is excellent within both the private and state sector. Richmond Park with its huge expanse of parkland ideal for walking, riding and other outdoor pursuits is moments away.

