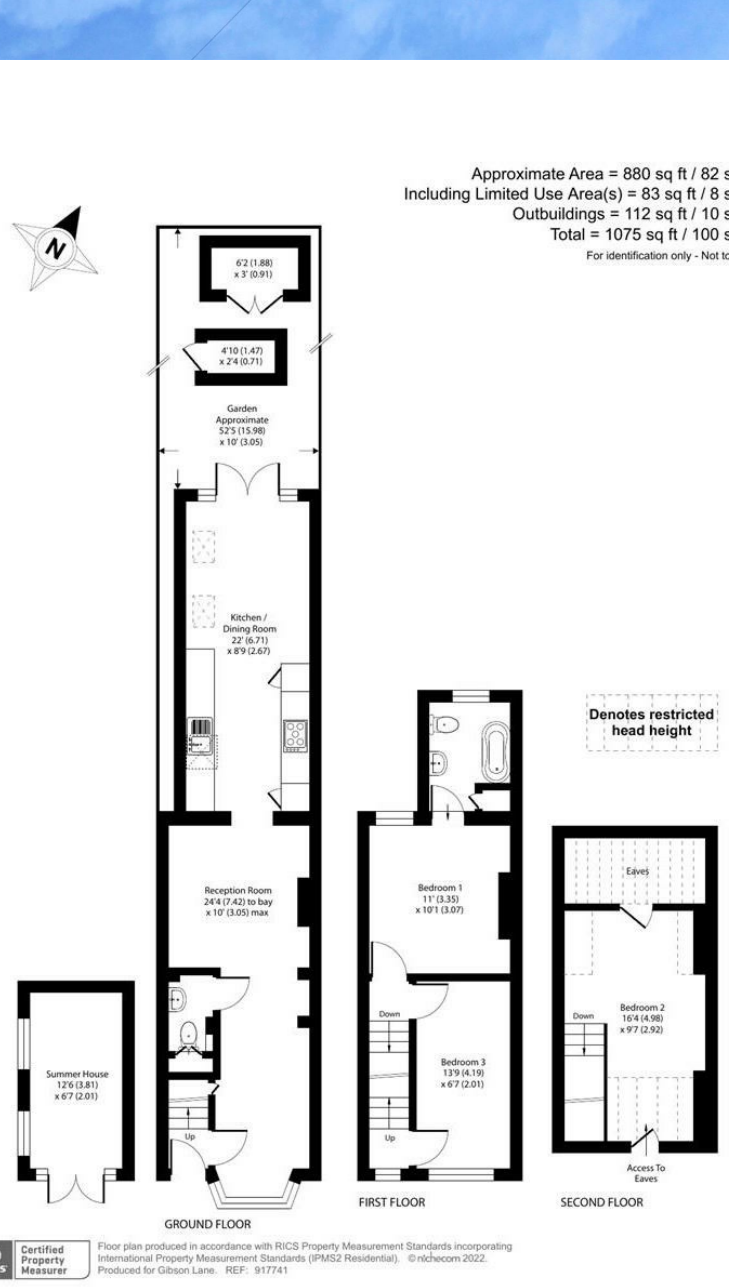

Approximate Area = 880 sq ft / 82 sq m
Including Limited Use Area(s) = 83 sq ft / 8 sq m
Outbuildings = 112 sq ft / 10 sq m
Total = 1075 sq ft / 100 sq m
For identification only - Not to scale

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: 917741

gibson lane

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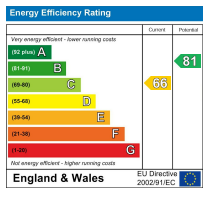

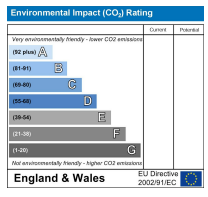

Important Information

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 £735,000

- Victorian Home
- Three Bedrooms
- Off Street Parking
- Beautifully Finished Internally
- Spacious Home Office
- 53ft Rear Garden
- North Kingston Location
- Moments from Richmond Park
- EPC Rating - D
- Council Tax Band - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive brick fronted terraced home situated on this delightfully sought after road in North Kingston moments from Richmond Park. The property has been tastefully extended in recent years creating a wonderful living in space on the ground floor and additional accommodation in the loft space providing a total of 1075sqft arranged over three floors. The layout on the ground floor works perfectly for modern day living and entertaining comprising a generous double front reception room spanning almost 25ft deep, a downstairs WC and a beautifully finished 22ft open plan kitchen/dining room with modern fitted kitchen containing plenty of storage. There are skylights throughout the rear extension allowing in plenty of natural light and double doors leading out onto a secluded private 53ft rear garden with impressive home office. To the upper floors there are three bedrooms and family bathroom. Externally there is the added bonus of off street parking to the front.

Situation

Located in this enviable position moments from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits, Tudor Road is an extremely sought after address and forms part of the Liverpool Road conservation area. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London & the M25. Additionally, Kingston town centre, with its array of shops, restaurants and bars is a short distance away. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors. The area also has an abundance of leisure facilities to include golf courses, tennis clubs, sailing, riding schools and private & public health clubs.