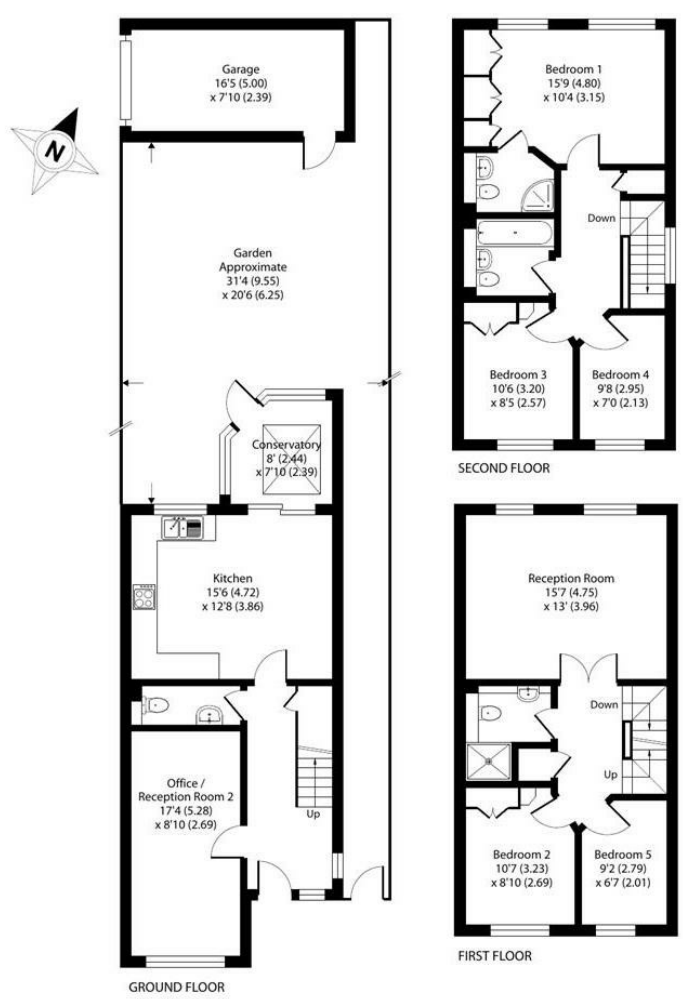
Livesey Close

Kingston Upon Thames KT1 3GD

Approximate Area = 1535 sq ft / 142.6 sq m (excludes garage)

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 2023. Produced for Gibson Lane. REF: 1027087

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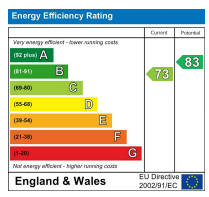

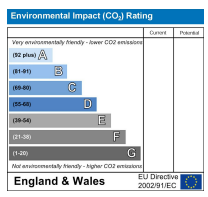

Important Information

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 £825,000

- Semi Detached Five Bedroom Town House
- Downstairs WC
- Three Bath/Shower rooms(Inc one ensuite)
- Garage
- Two Allocated parking spaces
- Cul de Sac
- Conservatory
- No Onward Chain
- EPC Rating - C
- Council Tax Band - G

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

An impressive five bedroom semi detached town house with accommodation approaching 1550 sq ft arranged over three floors. The property is presented to a good standard through out and offers further potential to extend on the ground floor creating a substantial family home. The house benefits from two private parking spaces and garage that you can access from the garden. The garage has electric lighting, several double switched socket outlets for powering internal appliances and garden equipment and pitched roof with potential to form a loft storage space. The ground floor comprises office/dining room, downstairs WC, Kitchen/diner with access to a conservatory and delightfully landscaped private rear garden. To the upper floors there are five bedrooms and three bath/shower rooms and great storage. The property also has the added bonus of being chain free!!

Situation

Livesey Close is a sought after residential cul-de-sac conveniently positioned for all of Kingston's amenities. The property is within a few hundred yards of Fairfield Park and Kingston town centre, which offers an array of shops, bars and restaurants. Kingston station is also close by and offers a frequent service directly into Waterloo. There is also a direct bus service to Surbiton which has fast train line into Waterloo. The standard of schooling in the immediate area is excellent within both the private and state sectors.