# Tudor Road

Kingston Upon Thames KT2 6AS

gibson lane

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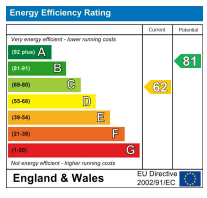


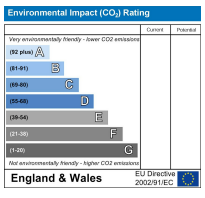



**Important Information**

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.

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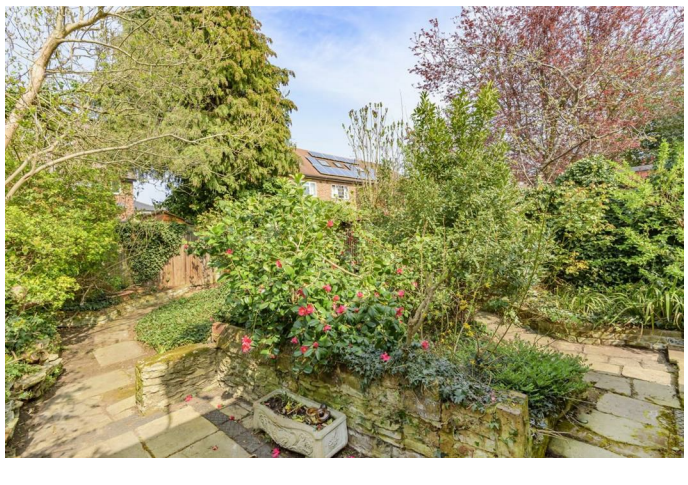
## Guide Price £975,000

Knowle Cottage is a charming semi-detached residence offering spacious accommodation approaching 1700sqft with three bedrooms, generous garden, off street parking and garage.

## Description

Knowle Cottage, built in 1855 is a semi-detached residence exploding with character and charm. This lovely home is located in this enviable position moments from Richmond Park and requires a full modernisation program. The accommodation currently approaching 1700 square foot provides three bedrooms, bathroom, two reception rooms, study, kitchen, dining room and requires improvement however there is huge potential to extend (with necessary planning permission) and improve which would create a stunning family home. Major benefits are off street parking for multiple cars, a garage, cellar and a large 50' rear garden. Properties in this sought after location in this price bracket are rarely available and we would strongly recommend a viewing appointment at your earliest convenience to avoid disappointment.

## 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.

**Tenure:** Freehold
**Local Authority:** Kingston Upon Thames