

**NORTH KINGSTON**

**£399,950 \* FREEHOLD**



**WOODCOTE CLOSE, KINGSTON UPON THAMES, SURREY, KT2 5LZ**



**A 2 BEDROOM 1930s GROUND FLOOR SEMI DETACHED PURPOSE BUILT MAISONETTE**

*with an added double glazed Conservatory and direct access to its own **PRIVATE REAR GARDEN***

and the significant advantage of owning the freehold interest which means no service charges or ground rent and greater freedom to remodel, extend or add an outbuilding (stpc).

The freehold includes the front garden as well as the private rear garden.

*There is also potential rear vehicular access if rear off street parking or a garage were required.*

**OFFERED WITH THE ADVANTAGES OF VACANT POSSESSION AND NO ONWARD CHAIN**

Private entrance door and store cupboard : Gas central heating system with a condensing combi boiler.

Located in a quiet cul de sac in popular North Kingston within reach of Latchmere & St Agatha's schools. There are nearby bus services to Richmond, Norbiton and central Kingston, and local shops, library and a Post Office on Tudor Drive.

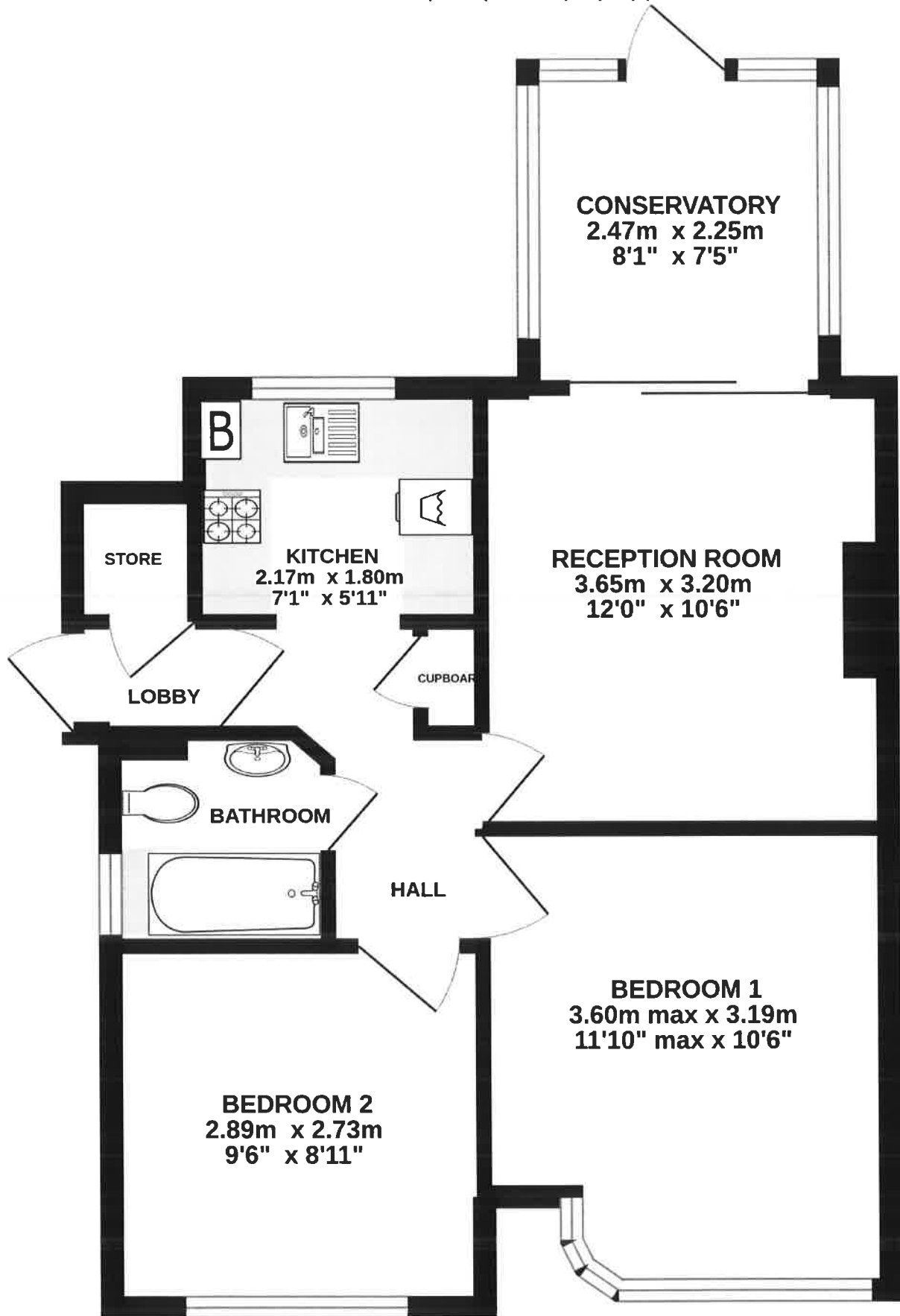


Tel: 020 8549 5099



[www.mervynsmith.com](http://www.mervynsmith.com)

**GROUND FLOOR**  
46.8 sq.m. (504 sq.ft.) approx.



**TOTAL FLOOR AREA : 46.8 sq.m. (504 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Double glazed entrance door (to side) into ...

### **ENTRANCE LOBBY**

With door to store cupboard and further double glazed door through into ...

### **HALL**

Storage/meter cupboard, laminate floor.

### **RECEPTION ROOM:** Abt. 12 ft x 10 ft 6 (3.65m x 3.20m)

Laminate floor, radiator, double glazed sliding doors out to conservatory.



### **CONSERVATORY:** Abt. 8 ft 1 x 7 ft 5 (2.47m x 2.25m)

Tile floor, double glazed windows and door out to garden.



**KITCHEN:** Abt. 7 ft 1 x 5 ft 11 (2.17m x 1.80m)

Fitted units at eye and base level, worktops, white tile splashback, inset sink unit, inbuilt oven, inset hob with fitted hood over, space for washing machine, wall mounted Worcester Greenstar condensing boiler and programmer, double glazed rear window.



**BATHROOM**

White tiled walls, panel enclosed bath, shower screen, shower unit over, pedestal wash hand basin, WC, frosted double glazed window, heated towel rail.





**BEDROOM ONE** Abt. Abt. 11 ft 10 max x 10 ft 6 (3.60m max x 3.19m)

Double glazed half bay window to front, laminate floor, picture rail, radiator.



**BEDROOM TWO** Abt. 9 ft 6 x 8 ft 11 (2.89m x 2.73m)

Double glazed window to front, laminate floor, picture rail, radiator.





## OUTSIDE

### FRONT GARDEN

Cobbled with central planter.

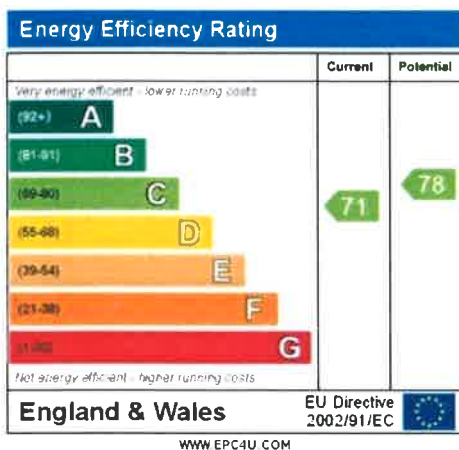


### REAR GARDEN Abt 39 ft (11.85m) from rear of conservatory to rear fence.

Brickblock patio to rear conservatory, middle section of easygrass lawn, rear concrete base of former garage.







**Energy Rating : Band C (71)**

**Council Tax : Band C (Kingston upon Thames)**

**Tenure : Freehold ( therefore with no service charges or ground rent.)**

#### REF 2459

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition.

As a guide to prospective buyers, we have been advised by the vendor regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact outgoings and obligations prior to any legal commitment to purchase.



**315 RICHMOND ROAD,  
KINGSTON UPON THAMES, SURREY, KT2 5QU  
TEL: 020 8549 5099**

**WEBSITE: [www.mervynsmith.co.uk](http://www.mervynsmith.co.uk) E-MAIL: [sales@mervynsmith.com](mailto:sales@mervynsmith.com)**

