

NORTH KINGSTON



£845,000 : FREEHOLD

TUDOR DRIVE, KINGSTON UPON THAMES, SURREY, KT2 5QF



A THREE BEDROOM 1930s TUDOR STYLE SEMI DETACHED HOUSE WITH POTENTIAL TO UPGRADE AND EXTEND (stpc).

Offered with the advantages of VACANT POSSESSION and NO ONWARD CHAIN.

90ft sunny SOUTH WESTERLY FACING rear garden.

Brick built garage with pitched tile roof and an up and over door to a service passage providing vehicle access out into Aragon Road.

Two spacious reception rooms : Three bedrooms all with bay windows.

Double glazing and gas central heating system with an efficient Worcester condensing boiler.

1st floor family bathroom + additional separate WC.

Located in sought after North Kingston with Latchmere and St Agatha's Schools to one side and high achieving Tiffin Girls and Ofsted Outstanding Kingston Academy and Fernhill School all nearby on Richmond Road. The property is just along the Drive from a library, local shops, Post Office, and bistro pub.

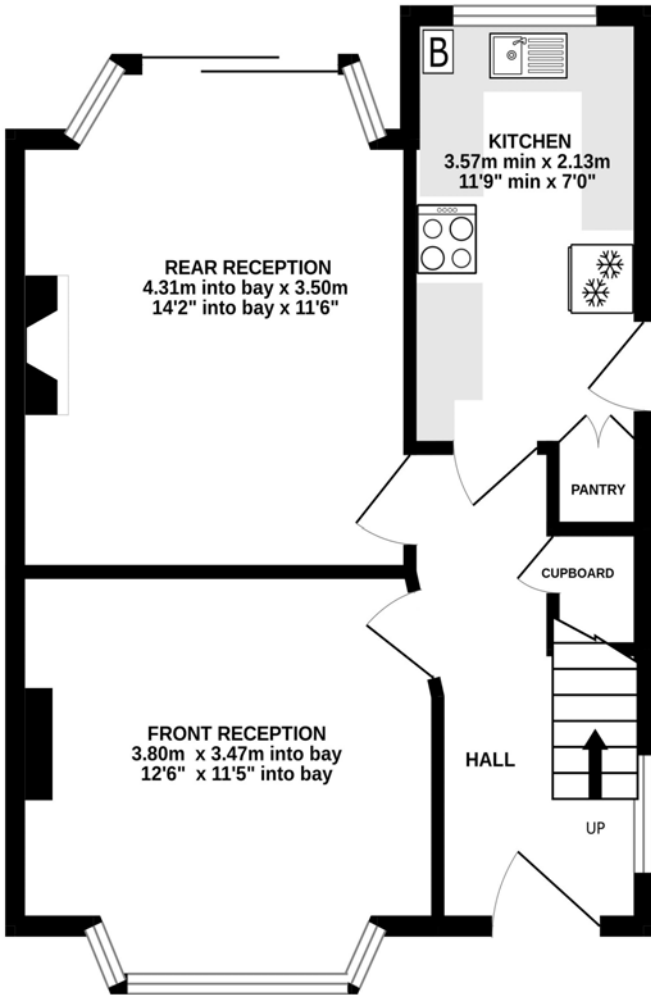


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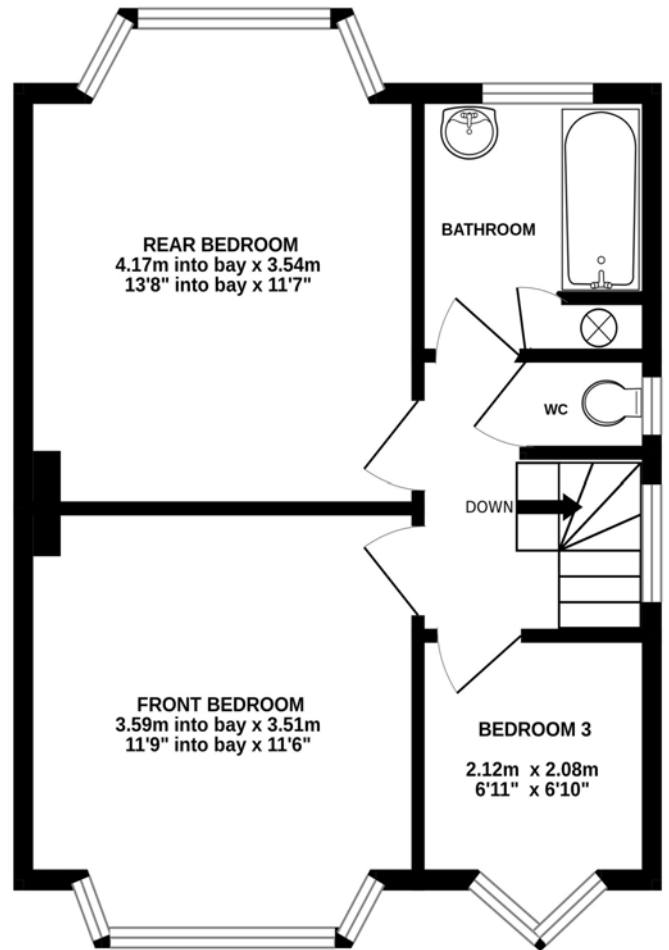


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GROUND FLOOR
42.5 sq.m. (458 sq.ft.) approx.



1ST FLOOR
41.0 sq.m. (442 sq.ft.) approx.



TOTAL FLOOR AREA : 83.6 sq.m. (900 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.

ENTRANCE PORCH

Elizabethan style entrance door into...

HALL:

Radiator, picture rail, secondary glazed side window with coloured glass insets, door to understair storage cupboard.



FRONT RECEPTION: Abt. 12 ft 6 x 11 ft 5 into bay (3.80m x 3.47m into bay)

Double glazed leded style canted bay window to front, contoured radiator, picture rail, display alcove.



REAR RECEPTION: Abt. 14 ft 2 into aby x 11 ft 6 (4.31m into bay x 3.50m)

Rear bay with double glazed patio doors to garden, electric flame effect fire, tiled hearth and mantelpiece, display alcove to side, picture rail, radiator.



KITCHEN: Abt 11 ft 9 min x 7 ft (3.57m min x 2.13m)

Units at eye and base level, worktops, inset sink unit, spaces for cooker, washing machine and fridge, mainly tiled walls, wall mounted Worcester boiler, double glazed rear window and side access door, double doors to pantry cupboard in addition to room dimensions.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Balustrade, trap door to loft, secondary glazed side window with coloured glass insets.

FRONT BEDROOM 1: Abt. 11 ft 9 into bay x 11 ft 6 (3.59m into bay x 3.51m)

Double glazed leaded style canted bay window to front aspect, radiator, picture rail.



REAR BEDROOM 2: Abt. 13 ft 8 into bay x 11 ft 7 (4.17m into bay x 3.54m)

Double glazed bay window to rear aspect, radiator, electric fire with tile surround.



BEDROOM 3: (Front) Abt. 6 ft 11 x 6 ft 10 (2.12m x 2.08m)

Double glazed leaded style oriel bay window to front aspect, picture rail, radiator.



BATHROOM:

Panel enclosed bath, shower mixer, pedestal wash hand basin, double glazed frosted window, tiled walls, radiator, door to airing cupboard with hot water cylinder and slatted shelving.

SEPARATE CLOAKROOM:

WC, frosted window.



OUTSIDE:

FRONTAGE:

Front garden with lawn and borders.

SIDE ACCESS:

Side gate to side passage.

REAR GARDEN: Abt 90 ft (abt 27m)

Outside tap, main grassed area with borders, garden shed.

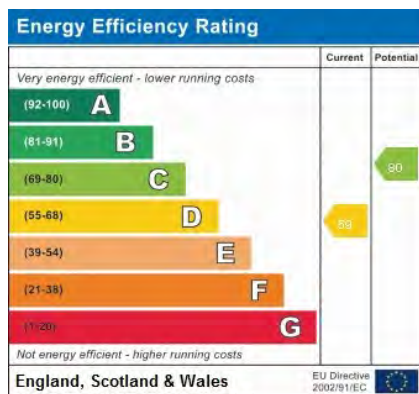
GARAGE: Abt 16 ft x 8 ft 4 (Abt. 4.87m x 2.55m)

Pitched tile roof, door to garden, side window, up and over door to rear vehicle access (leading out to Aragon Road).



COUNCIL TAX BAND : Band E (Royal Borough of Kingston Upon Thames)

ENERGY RATING : Band D





REF : 2515

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