

NORTH KINGSTON/HAM

**MERVYN
SMITH**
estate agents and valuers

£1,150,000 : FREEHOLD

DYSART AVENUE, KINGSTON UPON THAMES, SURREY, KT2 5RB



An elegant 1930s FIVE BEDROOM TWO BATHROOM SEMI DETACHED HOUSE extended to the side and the loft and located in a prime road leading to the riverside.

Character presentation throughout with period wood doors, wood flooring to the ground floor and fireplace to the lounge.

Extended kitchen/diner : Ground floor shower room.

Two double bedrooms with inbuilt wardrobes to the 1st floor plus generous 3rd bedroom and spacious family bathroom.

Two further double bedrooms to the 2nd floor.

PLANS ARE ALSO AVAILABLE TO ENLARGE THE DORMER BOX AND ADD A BATHROOM TO THE 2ND FLOOR.

Gas central heating system : Double glazing.

Off street parking to the front. The former rear garage functions as an office/playroom with additional utility space.

Charming 65ft rear garden.

Located in a sought after tree lined residential road leading to the riverside at its western end with towpath walks to both Kingston and Richmond. There is nearby pedestrian and cycle access to the opposite bank at Teddington Lock. The house is within reach of a range of popular nurseries and primary schools plus an impressive choice of secondary education in the area including Tiffin Girls, the Kingston Academy, the German School and Ofsted rated 'Outstanding' Grey Court School.

Also within reach of local shops, the Hawker centre gym and buses to central Kingston and Richmond.

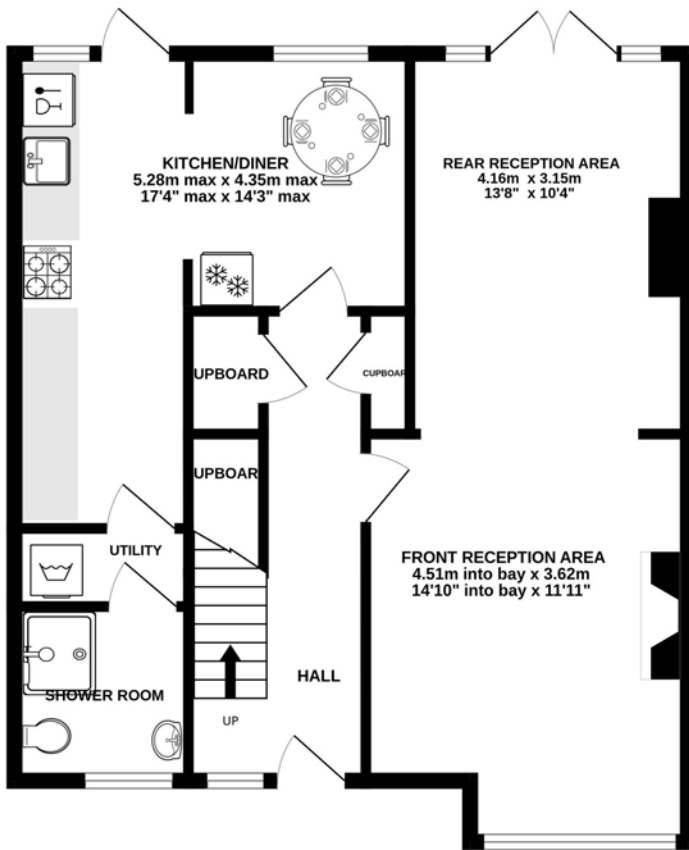


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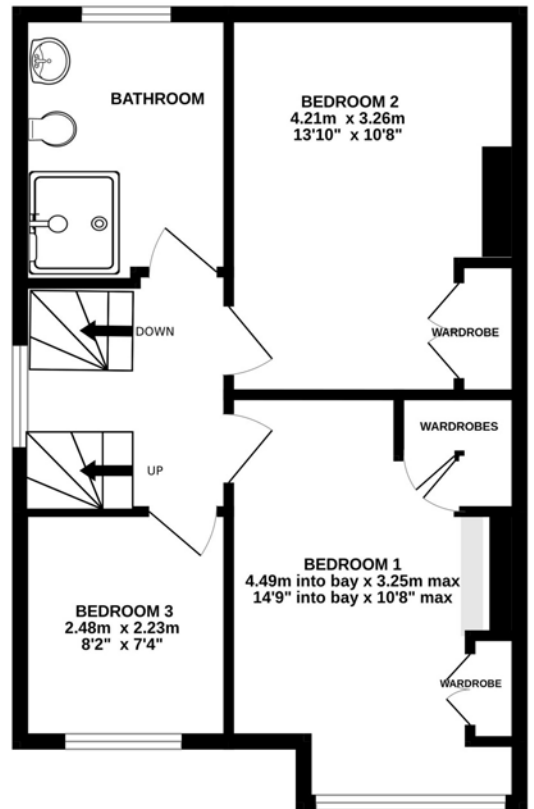


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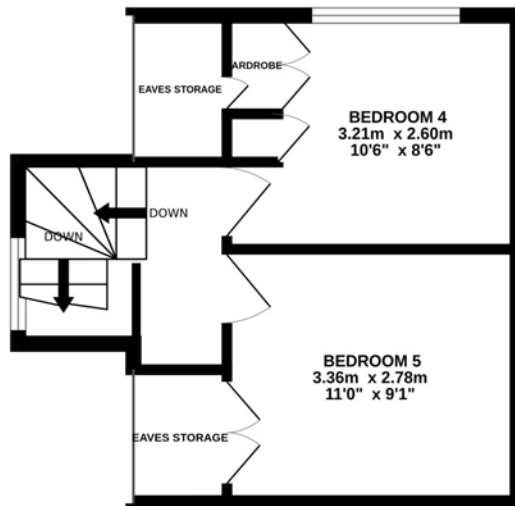
GROUND FLOOR
61.7 sq.m. (664 sq.ft.) approx.



1ST FLOOR
46.3 sq.m. (498 sq.ft.) approx.



2ND FLOOR
26.0 sq.m. (279 sq.ft.) approx.



TOTAL FLOOR AREA : 136.0 sq.m. (1464 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.

Part glazed entrance door with period style coloured glass insets into...

HALL:

Radiator, window with period style coloured glass insets, wood floor, door to two understairs cupboards and to coats cupboard. Door to ...

DOUBLE ASPECT THROUGH RECEPTION: divided into lounge and dining areas.



FRONT RECEPTION AREA (LOUNGE): Abt. 14 ft 10 into bay x 11 ft 11 (4.51m into bay x 3.62m)

Double glazed half bay window to front, radiator, wood floor, picture rail, cornice, wall light fittings, period style fireplace with flame effect gas fire, tiled slips and hearth.



REAR RECEPTION AREA: (DINING ROOM) Abt. 13 ft 8 x 10 ft 4 (4.16m x 3.15m)

Double glazed windows, fanlights and door to garden, radiator, wood floor, cornice, picture rail.



KITCHEN/BREAKFAST ROOM: Abt. 17 ft 4 max x 14 ft 3 max (5.28m max x 4.35m max)

Space for table and chairs, fitted units at eye and base level, wood effect worktops, tile splashbacks, display cabinets with glass doors, inset porcelain sink, integral Neff dishwasher, spaces for fridge/freezer and cooker, fitted convector hood over, wood effect floor, radiator, double glazed rear windows and rear door to garden.





UTILITY LOBBY:

Space for washing machine with fitted worktop and cabinet over.

SHOWER ROOM:

Walk in shower, pedestal wash hand basin, frosted double glazed windows with coloured glass insets, WC, tiled floor.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Balustrade, double glazed frosted window to side, painted period wood doors to all rooms.



BEDROOM ONE : (Front) Abt. 14 ft 9 into bay x 10 ft 8 max(4.49m into bay x 3.25m max)

Double glazed half bay window to front, radiator, picture rail, fitted bedroom furniture including wardrobe cupboards.



BEDROOM TWO: (rear) Abt. 13 ft 10 x 10 ft 8 (4.21m x 3.26m)

Double glazed window to rear garden aspect, radiator, picture rail, double doors to fitted wardrobe cupboard.



BEDROOM THREE: (Front) Abt 8 ft 2 x 7 ft 4 (2.48m x 2.23m)

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



BATHROOM:

Tiled walls and floor, heated towel rail, pedestal wash hand basin, WC, walk in shower area, double glazed frosted windows.



STAIRCASE FROM FIRST FLOOR LANDING TO SECOND FLOOR LANDING:

Double glazed window to side, landing with balustrade and doors to bedrooms.

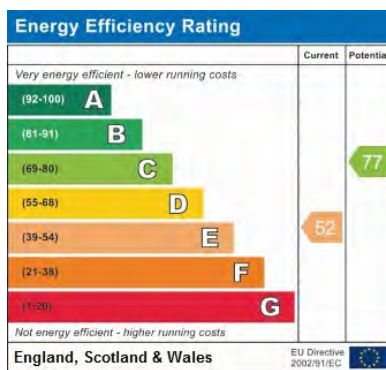
BEDROOM FOUR: (Rear) Abt 10 ft 6 x 8 ft 6 (3.21 x 2.60m)

Double glazed rear window, radiator, doors to inbuilt wardrobe cupboards.



BEDROOM FIVE: (Front) Abt 11 ft x 9 ft 1 (3.36m x 2.78m)

Double glazed front window, storage wardrobe, radiator.



FRONT: Abt 27 ft 9 x 26 ft 9 (8.45m x 8.15m)

Shingled and planted garden area, paved hardstanding off street parking.

REAR GARDEN: Abt 65 ft 7 x 26 ft 9 (20m x 8.15m)

Paved patio terrace to immediate rear of house with outside tap, main area laid to lawn with borders, feature planted rear area, garden shed.

GARAGE/OFFICE/PLAYROOM: Abt 16 ft 4 x 7 ft 5 (4.97m x 2.27m)

Up and over door, personal door and window to side, power points.





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

REF : 2536

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. **DISCLAIMER:** Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.



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