

NORTH KINGSTON



£925,000 : FREEHOLD

ARAGON ROAD, KINGSTON UPON THAMES, SURREY, KT2 5QE



**A 4 BEDROOM 2 BATHROOM 1930s TUDOR STYLE SEMI DETACHED HOUSE
in a sought after residential side road in popular North Kingston.**

Front Off Street Parking : Rear 18 ft Garage plus separate Workshop/Bike Garage.

Elegant front lounge with fireplace. Extended 22 ft rear dining/family room with French doors to garden. Loft extension with master bedroom, Juliet balcony, roomy en suite, inbuilt wardrobes and eaves storage. The side of the plot widens to the rear and may afford a side extension stpc.

Remodelled family bathroom.

Double glazing : Gas central heating system with an efficient Worcester Greenstar condensing boiler.

High achieving Tiffin Girls and Ofsted Outstanding Kingston Academy and Fernhill School are all nearby on Richmond Road, with Latchmere and St Agatha's Schools also within reach.

The property is between shops on Ham Parade and Tudor Drive and is also within reach of a choice of the 65, 371 and K5 bus services.

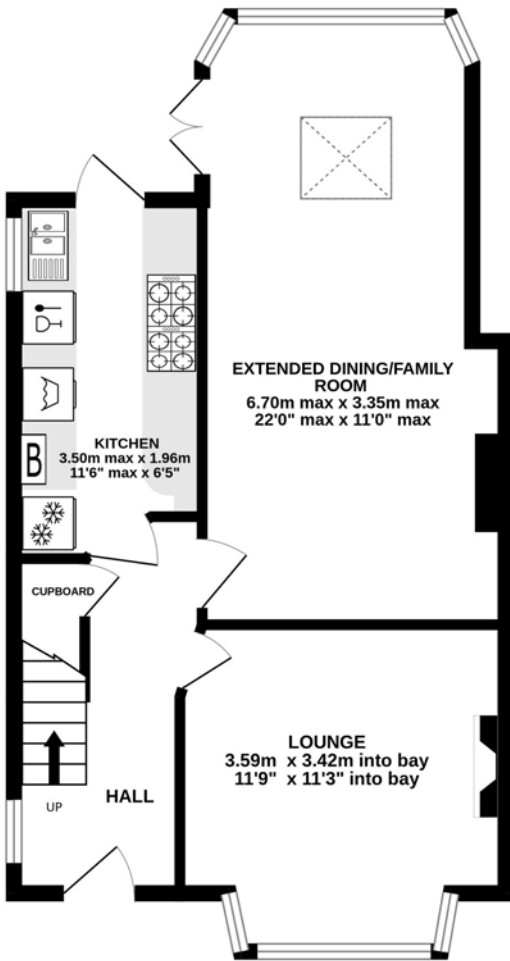


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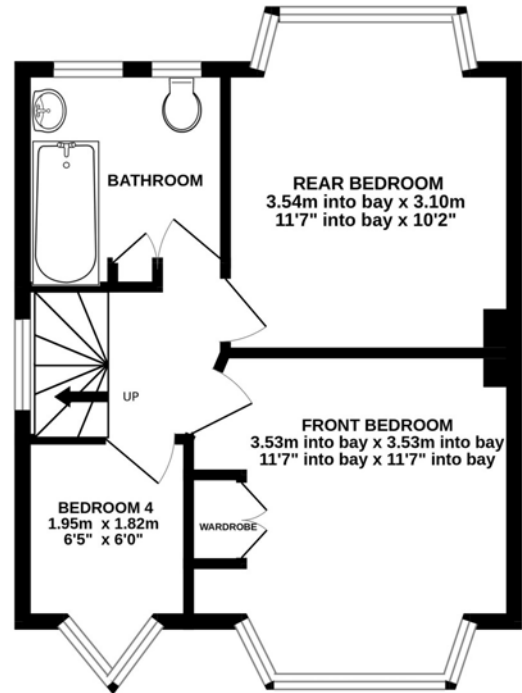


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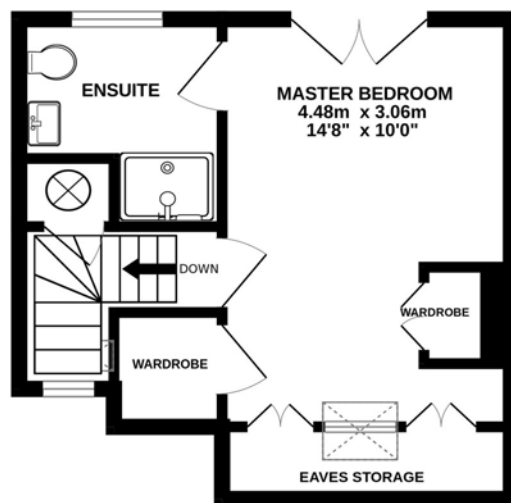
GROUND FLOOR
47.9 sq.m. (515 sq.ft.) approx.



1ST FLOOR
36.1 sq.m. (388 sq.ft.) approx.



2ND FLOOR
26.3 sq.m. (283 sq.ft.) approx.



TOTAL FLOOR AREA : 110.2 sq.m. (1187 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

Carolina style entrance door into...

HALL:

Radiator in decorative cabinet, double glazed leaded style window to side, wood laminate flooring, radiator, door to understair storage cupboard.

LOUNGE: Abt. 11 ft 9 x 11 ft 3 into bay (3.59m x 3.42m into bay)

Double glazed leaded style canted bay window to front, radiator, picture rail, flame effect gas fire in feature fireplace with mantelpiece and brick hearth, wood laminate flooring.



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

Units at eye and base level, worktops, white tile splashbacks, inset double bowls and drainer, double glazed window to side, tiled floor, wall mounted Worcester Greenstar boiler, spaces for range cooker, fridge freezer, washing machine & dishwasher.



EXTENDED REAR DINING/FAMILY ROOM: Abt. 22 ft x 11 ft max (6.70m x 3.35m max)

Radiator in decorative cabinet, wood laminate flooring, feature aperture in chimney breast with mantelpiece, rear area with skylight, radiator, wall light fittings, double glazed canted bay and rear side double glazed French doors to garden.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Mezzanine leaded style window with coloured glass insets.

FRONT BEDROOM: Abt. 11 ft 7 into bay x 11 ft 7 (3.53m into bay x 3.53m)

Double glazed leaded style canted bay window to front aspect, radiator, picture rail, double doors to fitted wardrobe cupboard.



REAR BEDROOM 2: Abt. 11 ft 7 into bay x 10 ft 2 (3.54m x 3.10m)

Double glazed bay window to rear aspect, radiator, picture rail.



BEDROOM 4: (Front) Abt. 6 ft 5 x 6 ft (1.95m x 1.82m)

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



FAMILY BATHROOM:

Panel enclosed bath, shower mixer, pedestal wash hand basin, two double glazed frosted windows, WC, heated towel rail, spotlights, door to linen/medicine cupboard, wood laminate flooring, part tiled walls.



STAIRCASE FROM 1st to 2nd FLOOR LANDING:

Velux window, door to cupboard housing Megaflo hot water store, door to master bedroom

MASTER BEDROOM: Abt. 14 ft 8 x 10 ft (4.48m x 3.06m)

Double glazed French doors to rear Juliet Balcony, front velux window, twin double doors to eaves storage, door to deep recessed wardrobe cupboard, double doors to additional fitted wardrobe. Wall light fittings, door to ensuite.

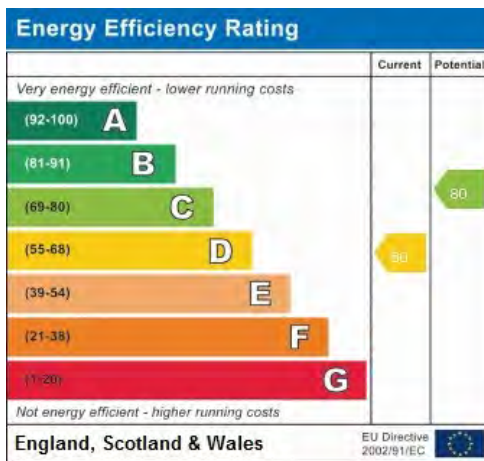


EN SUITE:

Double glazed frosted window, tiled floor, glass door to walk in shower enclosure, heated towel rail, part tiled walls, pedestal wash hand basin, WC.



ENERGY RATING: Band D



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

OUTSIDE:

FRONTAGE: Dropped kerb to paved forecourt providing off street parking with borders each side.

SIDE: Side gate to paved side are which fans wider to rear.

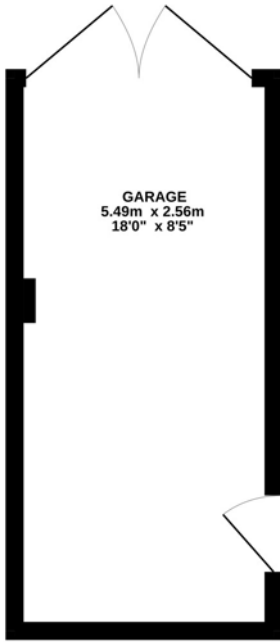
REAR GARDEN: Outside tap, paved and planted areas, shingled seating area, brick and timber planters.





GARAGE: Abt 18 ft x 8 ft 5 (Abt. 4.87m x 2.40m)

Personal door to garden, power points, striplights, double doors to rear vehicular access. Access out to the road at Lancaster Gardens is along a passageway with a security metal gate.



TOTAL FLOOR AREA: 14.1 sq.m. (152 sq.ft.) approx.
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WORKSHOP/BIKE GARAGE:

Abt 11 ft 11 x 6 ft 6 (Abt. 3.64m x 1.98m)

Double doors, power points, striplights, window to side.



TOTAL FLOOR AREA: 7.2 sq.m. (78 sq.ft.) approx.
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REF : 2542

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