

NORTH KINGSTON

£1,050,000 : FREEHOLD

**MERVYN
SMITH**
estate agents and valuers

DURLSTON ROAD, KINGSTON UPON THAMES, SURREY, KT2 8R




A RENOVATION AND EXTENSION OPPORTUNITY AT THIS DETACHED VICTORIAN VILLA with a generous rear garden.


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

Built circa 1893, this impressive period house retains its period character, sash windows, fireplaces and high ceilings but requires general modernisation throughout.

Front reception with bay window : Rear reception with French door to garden : Kitchen over 12ft x 9ft. Three roomy double bedrooms and 1st floor bathroom. Gas central heating system with a boiler installed by British Gas.

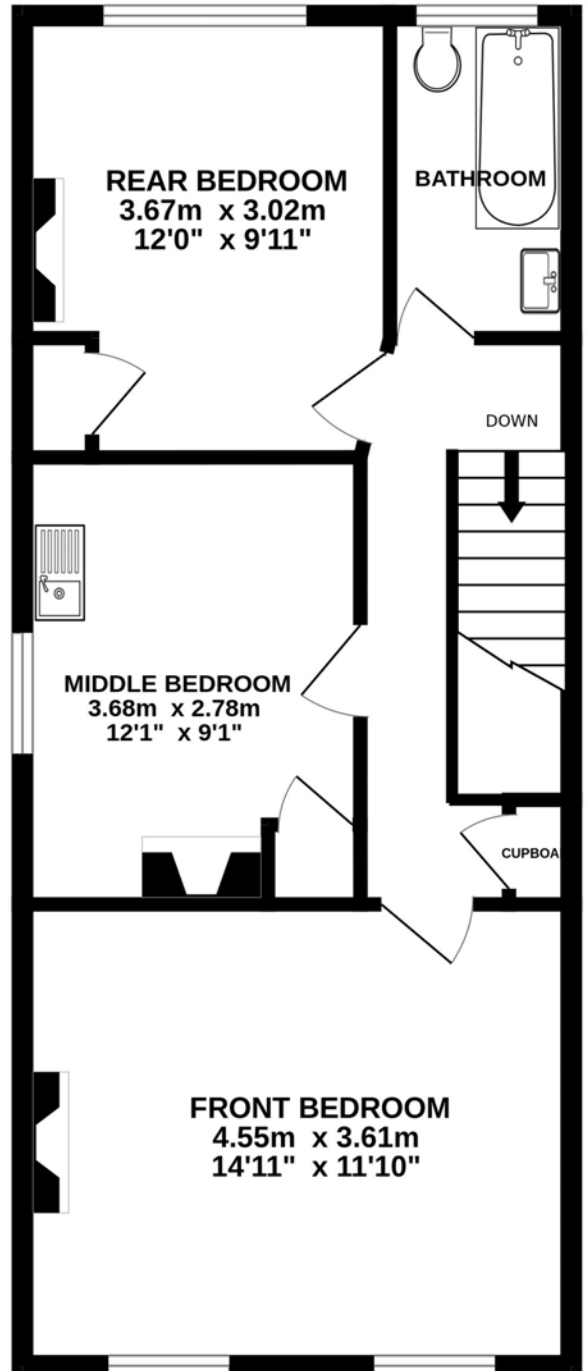
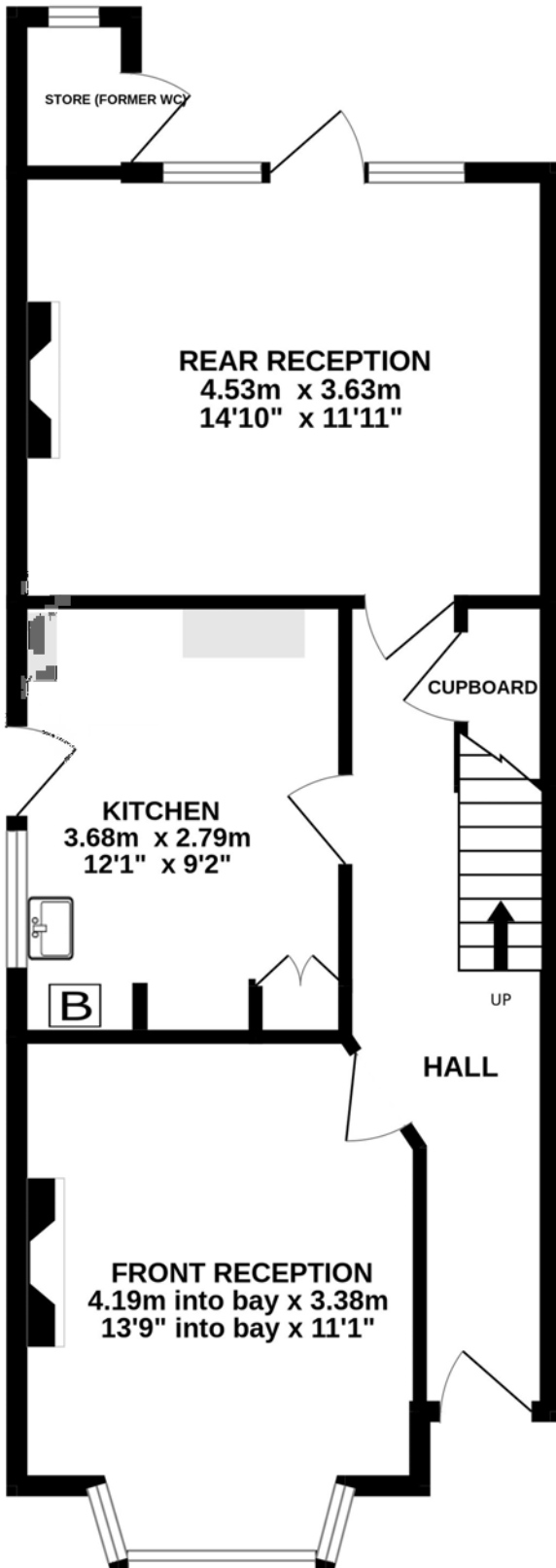
Located in a sought after residential side road in popular North Kingston. High achieving Tiffin Girls and Ofsted Outstanding Kingston Academy and Fernhill School are all nearby on Richmond Road, with Latchmere and St Agatha's Schools are within reach of the other end of Durlston Road. The property is within reach of local shops, close to the 65 bus service, and within half a mile of Kingston station and shops.

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GROUND FLOOR
51.9 sq.m. (559 sq.ft.) approx.

1ST FLOOR
49.5 sq.m. (533 sq.ft.) approx.



TOTAL FLOOR AREA : 101.5 sq.m. (1092 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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ENTRANCE PORCH

Carolina style entrance door into...

HALL:

Radiator, two doors to understair storage cupboards

FRONT RECEPTION: Abt. 13 ft 9 into bay x 11 ft 1 (4.19m into bay x 3.38m)

Canted bay to front with sash windows, radiator, picture rail, cornice, open fire with mantelpiece, tiled surround and hearth.



REAR RECEPTION: Abt. 14 ft 10 x 11 ft 11 (4.53m x 3.63m)

Fitted gas fire with mantelpiece, tiled surround and hearth, two radiators, picture rail, cornice, part glazed door and windows with fanlights to garden.



KITCHEN: Abt 12 ft x 9 ft 2 (3.68m x 2.79m)

Fireplace recess with mantelpiece, Belfast sink and drainer, wall mounted boiler, worktop and drawers under, window and part glazed door to side access.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Balustrade with spindles, trap door to loft, door to traditional landing cupboard.

FRONT BEDROOM: Abt. 14 ft 11 x 11 ft 10 (4.55m x 3.61m)

Two sash windows to front aspect, radiator, picture rail, Claygate style open fireplace with redbrick surround and hearth.



REAR BEDROOM: Abt. 12 ft x 9 ft 11 (3.67m x 3.02m)

Sash window to rear aspect, radiator, picture rail, open fireplace with mantelpiece, door to inbuilt cupboard.



MIDDLE BEDROOM: Abt. 11 ft 9 into bay x 11 ft 6 (3.68m x 2.78m)

Sash window to side aspect, radiator, door to cupboard, open fireplace with mantelpiece, fitted sink unit (the room was used as a 1st floor kitchenette at one time.)

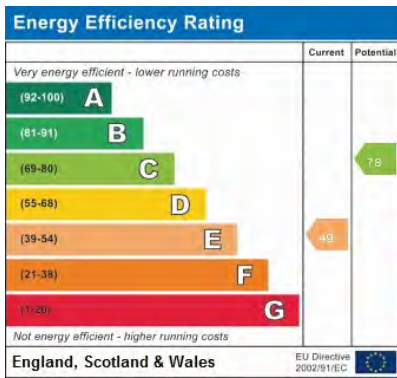


BATHROOM:

Panel enclosed bath, wash hand basin, rear sash window, WC, radiator.



ENERGY RATING: Band D



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

OUTSIDE:

FRONT: Formal planted front garden.

SIDE: Gated passageway with outside tap.

REAR GARDEN: Abt 95 ft (abt 29m)

Main area grassed with borders, apple tree, garden shed and greenhouse to rear.
Brick built store with rear window (former outside WC)





REF : 2543

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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