

£410,000 \* LEASEHOLD

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



**BRIGHT AND FRESHLY DECORATED 1930s TUDOR STYLE PURPOSE BUILT 2 BEDROOM END TERRACE UPPER FLOOR MAISONETTE** with its OWN PRIVATE REAR GARDEN and PARKING SPACE.

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

***EXTENDED LEASE with 159 years remaining : No Ground Rent and No Service Charge.***

***Smart upgraded kitchen with recently installed units and appliances including induction hob, oven, washing machine, dishwasher and fridge freezer all included in the price.***

***ENERGY RATING BAND C : Worcester Greenstar condensing combi boiler : Double glazing.***

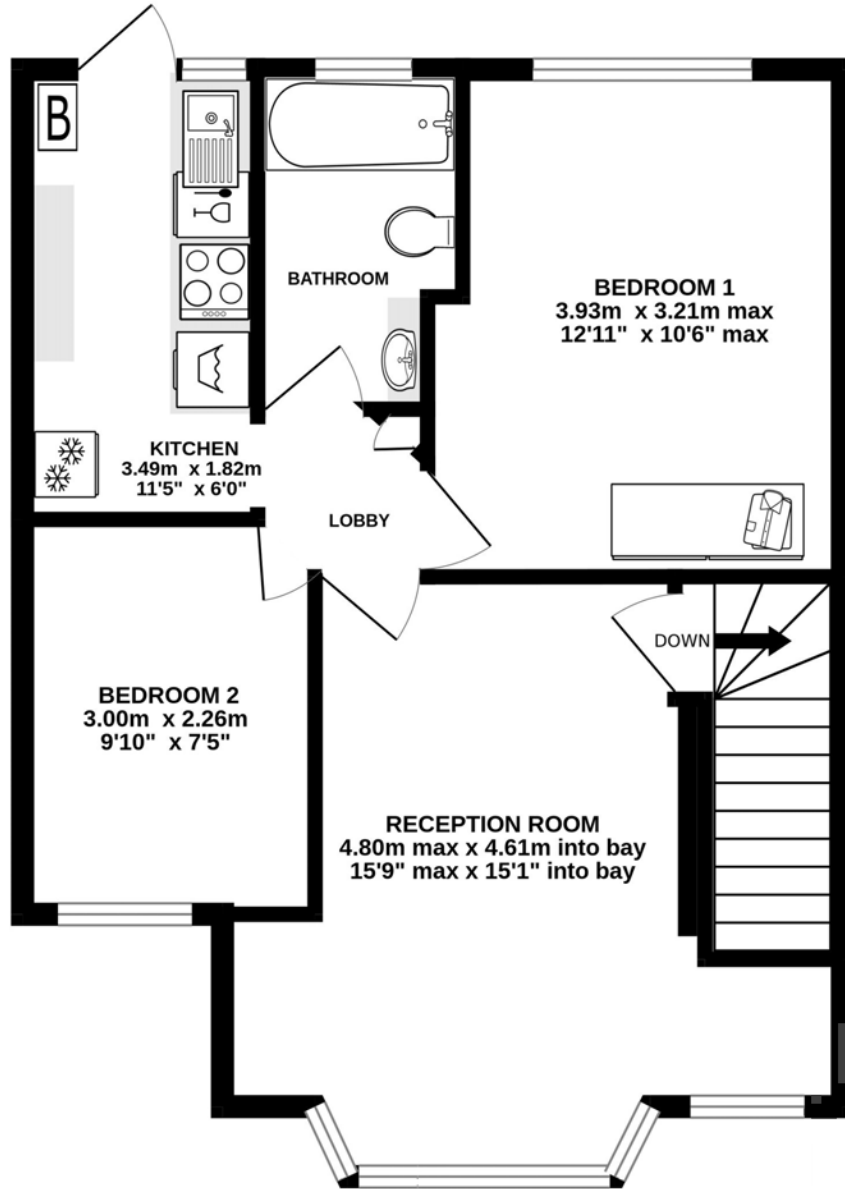
***Secluded rear garden with a store shed.***

***Own parking space at the rear with a hardstanding driveway out to Tudor Drive.***

Located in the popular North Kingston Tudor development within reach of sought after Latchmere School and St Agatha's School. The open spaces of Latchmere Recreation Ground are just across the road and the property is moments from local shops, a Post Office, a branch library, bistro pub and buses to central Kingston and Richmond.

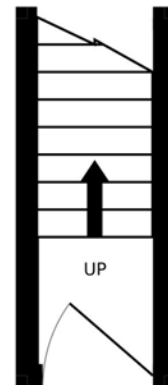


1ST (TOP) FLOOR  
49.9 sq.m. (537 sq.ft.) approx.



GROUND FLOOR  
3.0 sq.m. (32 sq.ft.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		68	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 52.8 sq.m. (569 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:**

Elizabethan style entrance door into

**HALL:**

With stairs up to 1st floor and door into

**RECEPTION ROOM:** Abt. 15 ft 1 into bay x 15 ft max across (4.61m into bay x 4.80m max)

Leaded style double glazed canted bay window to front and additional double glazed front widow, radiator, rear door to

**INNER LOBBY:**

Door to shelved cupboard, doors to all rooms.





**KITCHEN: Abt. 11 ft 5 x 6 ft (3.49m x 1.82m)**

Recently installed fitted units and cupboards at eye and base level, worktops, grey brick tile splashbacks, inset sink unit, inset induction hob, inbuilt oven, washing machine, fridge/freezer and dishwasher, tiled floor, radiator, cupboard housing wall mounted Worcester Greenstar condensing combi boiler, double glazed rear window and access door to balcony with steps down to passageway to the garden and parking space.



**BATHROOM:**

White suite comprising pedestal wash hand basin WC and panel enclosed bath with shower mixer, rail and curtain. Double glazed frosted window, radiator, tiled walls.



**BEDROOM ONE (rear): Abt. 12ft 11 x 10 ft 6 max (3.93m x 3.21m max)**

Double glazed window to rear garden aspect, radiator, spotlights, wood laminate floor. The wardrobe in this room is also included within the fixtures and fittings.



**BEDROOM TWO (front): Abt. 9 ft 10 x 7 ft 5 (3.00m x 2.26m)**

Double glazed leaded style window with fitted shutters to front aspect, radiator, wood laminate floor.





**OUTSIDE:**

**BALCONY** off the rear of the kitchen with steps down to passageway to the garden and parking space. The passage is lit at night by automatic lighting.



**REAR GARDEN:** Mainly grassed with rear timber deck, store shed, all secluded by fencing.







To the rear of the garden is a hardstanding **PARKING SPACE**: with hardstanding driveway access out to Tudor Drive.



**COUNCIL TAX - BAND D (Royal Borough of Kingston upon Thames)**

**LEASE:** 189 years from 25th March 1993. No Ground Rent or Service Charge.

***Ref: 2561***

*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. **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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