



## Dysart Avenue, Kingston Upon Thames

Guide Price **£1,000,000**

# Dysart Avenue

## Kingston Upon Thames

- NEW! Viewings Friday/Saturday Oct 11/12th ! - 1930s 4 BEDROOM SEMI DETACHED HOUSE in sought after road leading to the river. NO ONWARD CHAIN !
- 2 generous reception rooms plus conservatory style extension : Ground floor cloakroom.
- 1st floor has a spacious family bathroom, two double bedrooms and good sized single 3rd bedroom : The 2nd floor provides another double bedroom with lots of inbuilt wardrobe/store cupboards.
- Offers further potential to remodel and extend further to the rear and/or further enlarge the loft extension, but in good order as seen with double glazing and gas central heating system.
- Off street parking on front paved forceourt : Shared driveway provides side access into the charming rear garden and a lengthy storage garage.
- Dysart Avenue is a prime address which at its southern end leads down to the Thames riverside opposite the Lensbury Club and near the cycle/pedestrian bridge over the river at Teddington Lock.
- Just inside Kingston Borough in the catchment area of schools in Ham like Meadlands and Grey Court, but also conveniently near Tiffin Girls, the Kingston Academy and Fernhill School.

Dysart Avenue is also a road with a neighbourly community spirit and there are shared functions and events at different time of the year.

The house is near the 371, K5 and 65 bus services and all the shops and facilities on Ham Parade.



# Dysart Avenue, Kingston Upon Thames, KT2

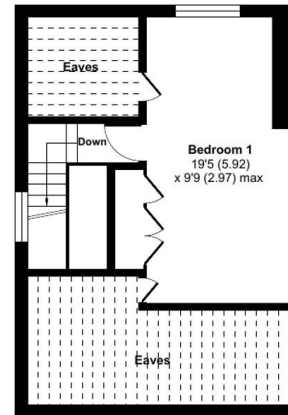
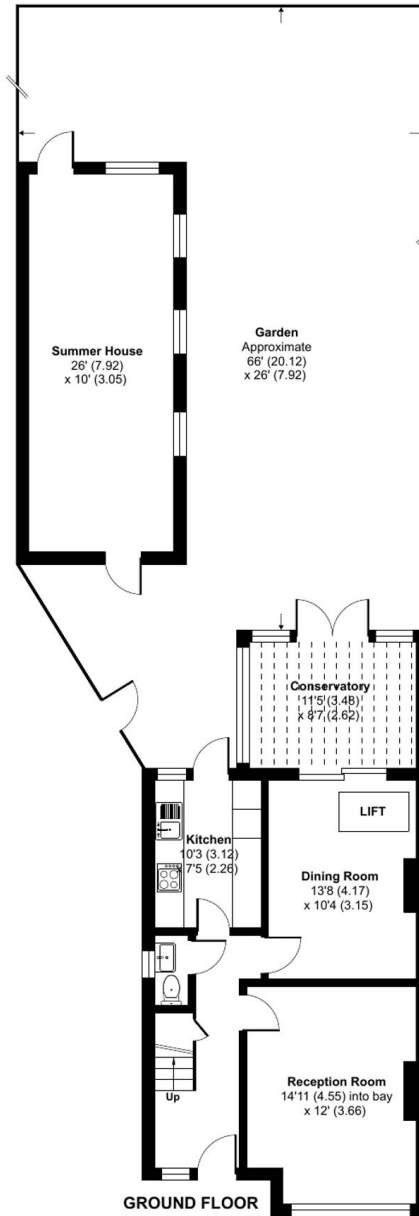
Approximate Area = 1381 sq ft / 128.2 sq m

Limited Use Area(s) = 214 sq ft / 19.8 sq m

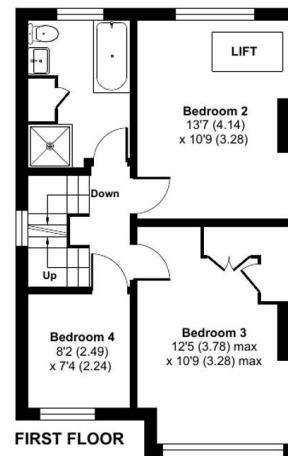
Outbuilding = 260 sq ft / 24.1 sq m

Total = 1855 sq ft / 172.1 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Denotes restricted head height



## 12 Dysart Avenue

Kingston Upon Thames, Kingston Upon Thames

A part glazed entrance door leads into the welcoming hallway with radiator, picture rail, frosted front window, and understair cupboard. A door off the hall enters a ground floor cloakroom with a WC, tiled walls and floor, wash hand basin, radiator and a double glazed frosted side window. There are two generous receptions. The front lounge has two radiators and a doubled glazed front bay while the rear reception room has a radiator and sliding doors out to the conservatory extension. Please note that for a previous owner a lift was installed between the rear reception and the bedroom above, which can be removed and made good. The conservatory has windows to rear and side, a tiled floor and louvre doors to a utility cupboard with space for appliances. A bifold door off the hall leads into the kitchen which has units at eye and base level, inset sink unit, an inbuilt Neff double oven, space for a fridge freezer and dishwasher. There's also a wall mounted Worcester Greenstar boiler, with a rear double glazed door and window out to the patio, garage and garden.





# 12 Dysart Avenue

Kingston Upon Thames

- The 1st floor has the front double bedroom with inbuilt wardrobe cupboards to the left corner, radiator, picture rail and a double glazed window. The rear double bedroom has a fireplace with a mantelpiece, picture rail, radiator and double glazed window overlooking the garden. (This room currently also has the lift in it.) There is also a generous size 3rd single bedroom on this floor and a large family bathroom.
- Stairs up from the 1st to the 2nd floor landing have a double glazed side window and then the staircase emerges into a generous loft bedroom with a radiator, wash hand basin, double glazed window overlooking the garden to the rear and doors to various inbuilt storage/wardrobe cupboards with hanging rails and shelving. The loft extension was done in the days before it was fashionable to also include an en suite but there is an obvious way to add a bathroom to the 2nd floor of this house without losing anything off the size of the bedroom. There is also potential for general remodelling of the house and/or a rear ground floor extension and/or an office outbuilding as at numerous other properties in the road.
- Outside the property benefits from off street parking on a paved driveway. There's a shared driveway providing rear access to the garden and to a long storage garage at the rear of the house with a further garden shed added on behind that. Mostly the garden itself is grassed with established borders and a quiet seating area to the rear.





# 12 Dysart Avenue

Kingston Upon Thames

Energy Rating Band : D

The house is double glazed and has an efficient Worcester Greenstar condensing boiler.

Council Tax band: E

Tenure: Freehold

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.

