



**MERVYN  
SMITH**  
ESTATE AGENTS



289 Tudor Drive, Kingston Upon Thames, KT2 5PF

£795,000

Council Tax band: E

Tenure: Freehold

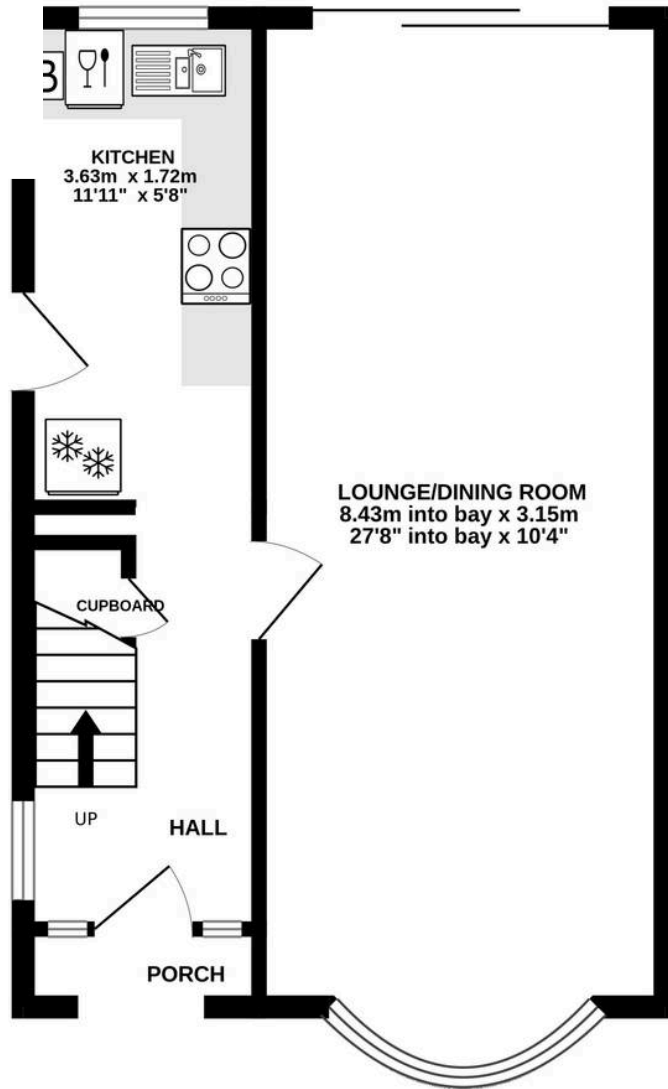
EPC Energy Efficiency Rating: D

- 3 BEDROOM 1930s SEMI DETACHED HOUSE in popular North Kingston. Bright double aspect 27 ft through lounge/dining room with front bay and rear doors to the garden.
- Further potential to extend (stpc). The adjoining semi has extended to the rear ground and the loft.
- Large rear double garage with vehicle access and electric up and over door.
- Inbuilt wardrobes to the two double bedrooms. 3rd bedroom over 8 ft deep. Smartly refurbished tiled bathroom with bright double aspect.
- Gas central heating system with an efficient Worcester Greenstar condensing boiler : Double glazed throughout.
- Within reach of sought after Latchmere, St Agatha's, St Pauls and Alexandra schools.
- Richmond Park can be accessed via Ham or Kingston Gates and the house is near the open spaces of Latchmere Recreation Ground and Dinton Fields.
- Moments from buses to Norbiton, Kingston and Richmond and within reach of local shops, Post Office and library.

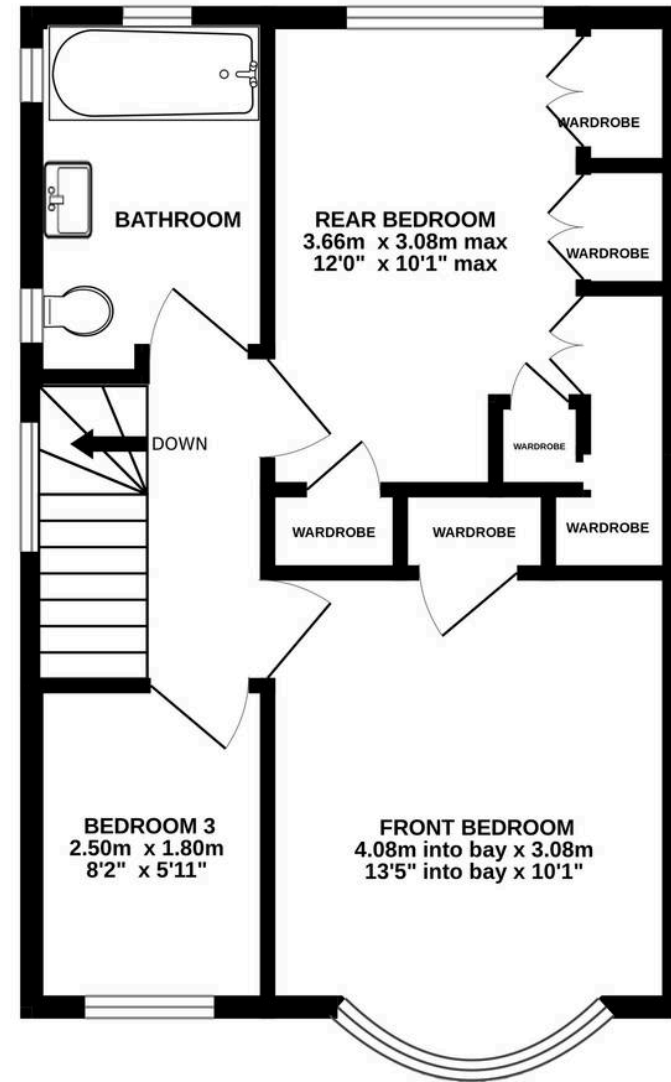




**GROUND FLOOR**  
39.1 sq.m. (421 sq.ft.) approx.



**1ST FLOOR**  
39.0 sq.m. (420 sq.ft.) approx.



**TOTAL FLOOR AREA : 78.1 sq.m. (840 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.

Made with Metropix ©2023



### **PORCH**

Covered porch with entrance door and side windows with coloured glass insets into HALL: Radiator, double glazed window to side, door to under stair store cupboard.

### **THROUGH LOUNGE/DINING ROOM**

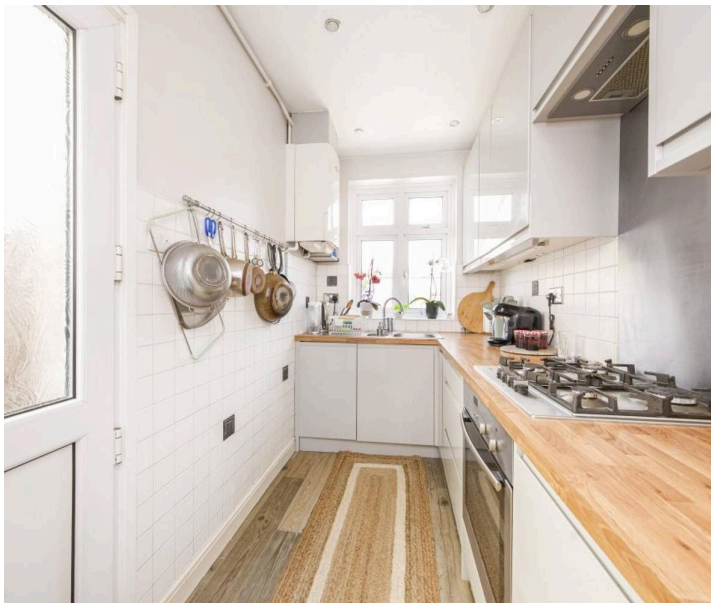
27' 8" x 10' 4" (8.43m x 3.15m)

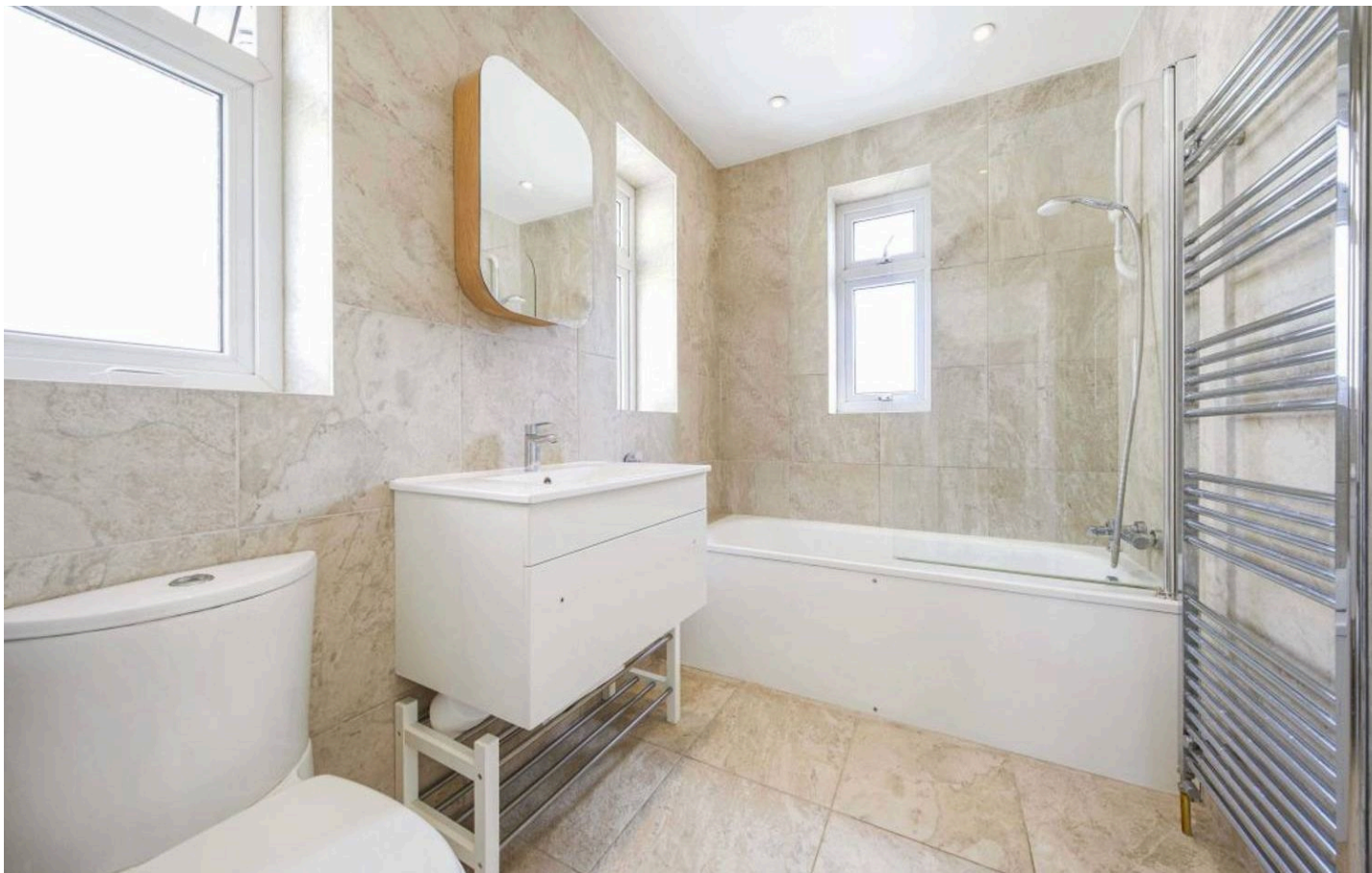
Double glazed bay window to front with contoured radiator, varnished floorboards, coving, radiator to rear, double glazed sliding patio doors to garden.

### **KITCHEN**

11' 11" x 5' 8" (3.63m x 1.72m)

Units fitted at eye and base level with worktops and part tiled walls, inset one and a half bowl sink unit, inset NEFF gas hob and hood over, inbuilt oven, washing machine and fridge and freezer, integral dishwasher, wall mounted boiler, space for fridge/freezer, rear double glazed window and double glazed door to side access.





### **BEDROOM 1 (FRONT)**

13' 5" x 10' 1" (4.08m x 3.08m)

Double glazed bay window to front aspect with contoured radiator, door to inbuilt wardrobe cupboard in addition to room dimensions. .

### **BEDROOM 2 (REAR)**

12' 0" x 10' 1" (3.66m x 3.08m)

Double glazed window to rear garden aspect, radiator, varnished floorboards, doors to fitted wardrobe cupboards plus inbuilt cupboard.

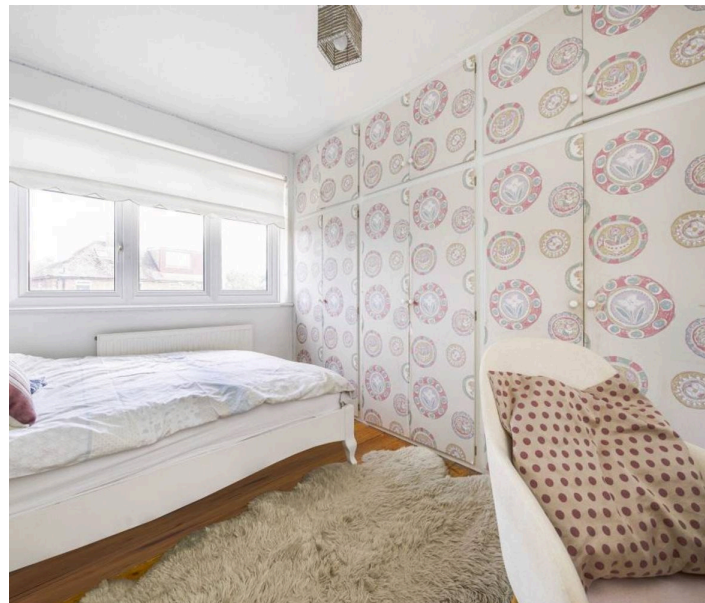
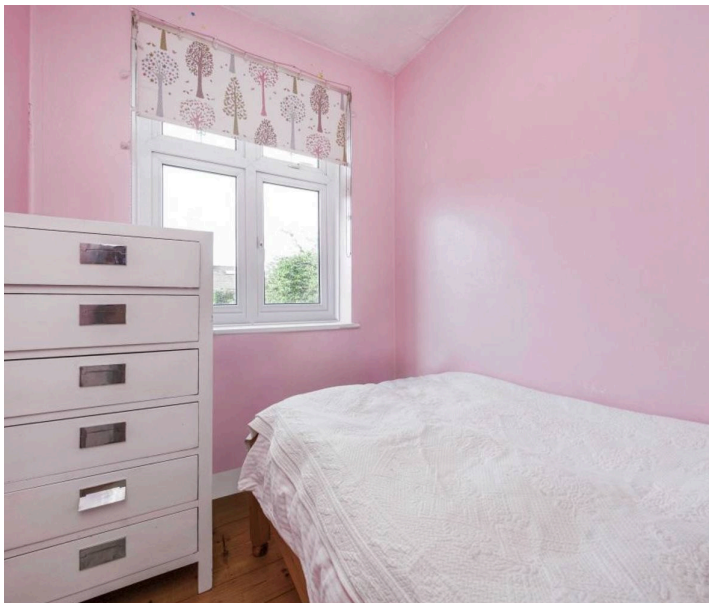
### **BEDROOM THREE**

8' 2" x 5' 11" (2.50m x 1.80m)

Double glazed window with to front, varnished floorboards, radiator.

### **BATHROOM**

Double glazed windows to rear and side, tiled floor and walls, tile panel enclosed bath with shower mixer and screen, heated towel rail, wash hand basin with drawer under, WC.





**FRONT GARDEN:** Wrought iron gate, mainly laid to lawn with established bushes to side.

**SIDE PASSAGE :** with wrought iron gate and outside tap round to

**REAR GARDEN:** Mainly paved with borders, rear access gate and outside tap.

**DOUBLE GARAGE:** Abt 17ft 1 deep x 16 ft 5 wide (Abt. 5.2m deep x 5m wide) Windows to garden and both sides, lighting, power points, (currently housing tumble dryer and freezer) wide roller door to rear vehicular access

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.





## Mervyn Smith

Mervyn Smith & Co, 315 Richmond Road - KT2 5QU

020 8549 5099 • mail@mervynsmith.co.uk • <http://www.mervynsmith.co.uk/>

