

NORTH KINGSTON/ RICHMOND BORDERS

£649,950 : FREEHOLD



LATCHMERE LANE, KINGSTON, SURREY, KT2 5PD



A 3 BEDROOM 2 BATHROOM HOUSE with an EXTENDED GROUND FLOOR, FRONT OFF STREET PARKING AND A SUPER REAR GARDEN OVER 90 FEET.

Extended 25 foot lounge/dining room with elegant wood block flooring.

Fitted kitchen with inbuilt oven and hob.

Main bedroom with twin double doors to inbuilt wardrobe cupboards and air conditioning unit :
2nd bedroom with mirrored doors to inbuilt wardrobe cupboards,
3rd single bedroom / home office.
Shower rooms on both floors.

Gas central heating system with an efficient Vaillant EcoTEC Pro condensing boiler : Double glazing.

Located just off Tudor Drive with its bus services, Post Office, local shops and library.

The house is also within reach of Latchmere School and St Agatha's School.

In the other direction, the property is close to Ham Common Woods and Ham Gate into Richmond Park.



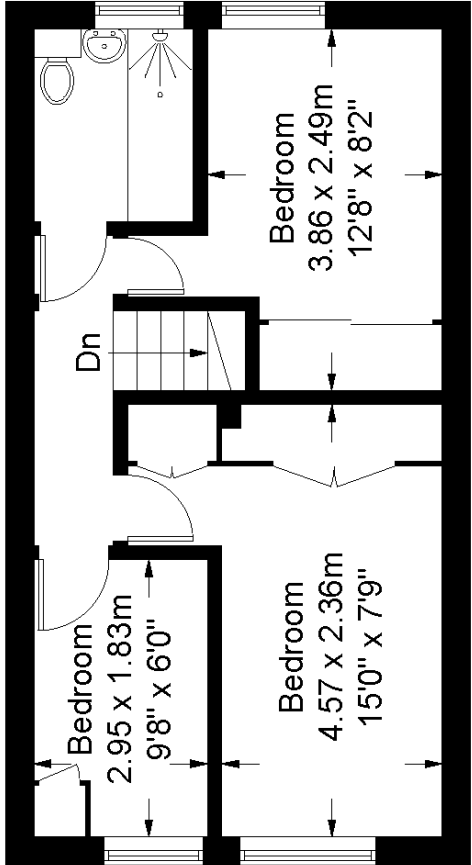
Tel: 020 8549 5099



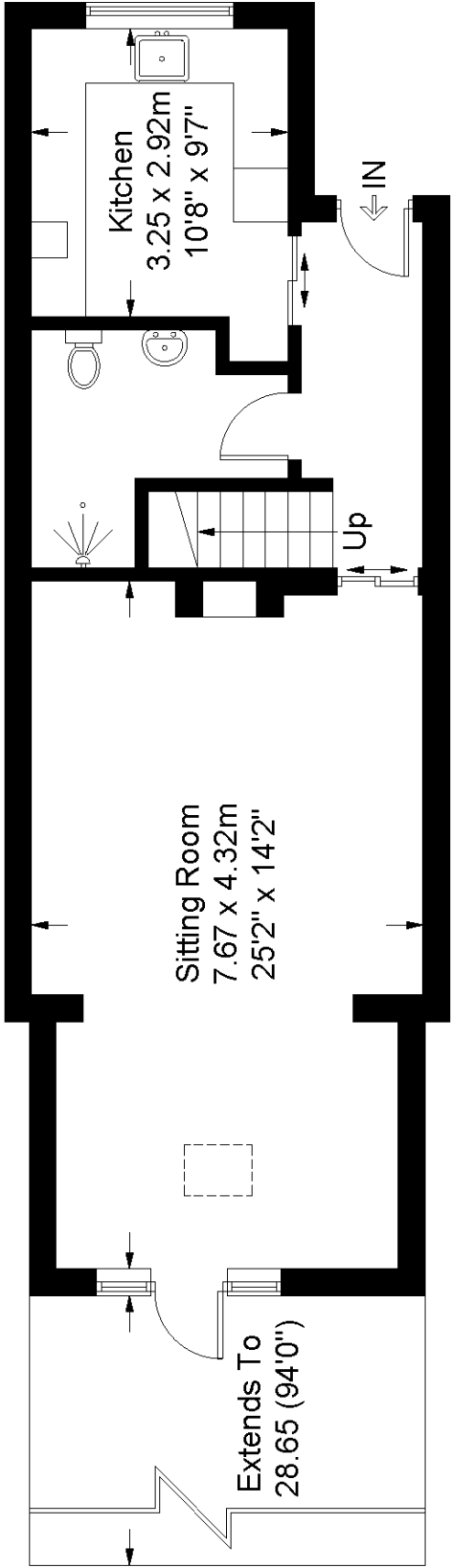
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Latchmere Lane

Approx. Gross Internal Area
92.8 Sq M - 999 Sq Ft



First Floor



Ground Floor

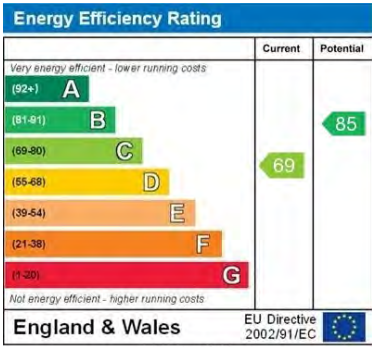
Every attempt is made to assure accuracy, however measurements are approximate and illustrative purposes only. Not to scale
Produced by Emzo Marketing Ltd

ENTRANCE PORCH: Entrance door leading through to ...

ENTRANCE HALL:
Radiator, woodblock floor, sliding door to kitchen and door to

GROUND FLOOR SHOWER ROOM:
Radiator, walk in shower recess with rail and curtain across, WC, wash hand basin, tile surround.

KITCHEN/: Abt. 10ft 8ins x 9ft 7ins (3.25m x 2.92m)
Laminate floor, units fitted at eye and base level, worktops, inbuilt one and half bowl sink unit, double glazed window to front aspect, Inset hob, inbuilt oven with microwave rack over.



SITTING ROOM: Abt 25ft 2ins x 14ft 2ins (7.67m x 4.32m)

Sliding entrance door off hall, woodblock floor, two radiators, skylight over rear extended section, double glazed window to rear and doors to garden.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Trap door to loft.

REAR BEDROOM 1: Abt. 15ft min x 7ft 9ins (4.57m min x 2.36m)

Double glazed window to rear aspect, radiator, twin double doors to inbuilt wardrobe cupboards.



FRONT BEDROOM 2: Abt. 12ft 8ins x 8ft 2ins (3.86m x 2.49m)

Double glazed window to front aspect, radiator, mirrored doors to inbuilt wardrobe cupboard. .



REAR BEDROOM 3 / OFFICE : Abt. 9ft 8ins x 6ft (2.95m x 1.83m)

Double glazed window to rear aspect, door to boiler cupboard.



BATHROOM:

Tiled floor and panelled walls, walk in shower with screen, W.C, wash hand basin with cabinet under, frosted double glazed window, heated towel rail.



OUTSIDE

FRONT

Dropped kerb to off street parking.

REAR GARDEN: Abt 94ft (28.65m)

Decked seating terrace to immediate rear of the house with balustrade. Ramp down to patio area on the main grassed area with slate chipping border. 2 sheds to rear.





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.

REF: 2328

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.



**315 RICHMOND ROAD,
KINGSTON UPON THAMES, SURREY, KT2 5QU
TEL: 020 8549 5099**

WEBSITE: www.mervynsmith.co.uk E-MAIL: sales@mervynsmith.com