

**NORTH KINGSTON**

**£835,000 : FREEHOLD**

**MERVYN  
SMITH**  
estate agents and valuers

**TUDOR DRIVE, KINGSTON UPON THAMES, SURREY, KT2 5NP**



**A FOUR BEDROOM TWO BATHROOM 1930s SEMI DETACHED TUDOR STYLE HOME EXTENDED TO THE REAR AND THE LOFT.**

*Super open plan ground floor living space offers lounge area with double bay and fireplace, dining area with space for formal table and chairs, plus informal dining on a central island with space for stools under, smart fitted kitchen and rear folding double glazed doors out to a decked terrace and garden.*

*The living space stretches 38 ft front to rear and the kitchen includes a range cooker with 5 ring gas hob, plus integral dishwasher, fridge and freezer.*

**Ground floor cloakroom, 1st floor family bathroom with underfloor heating and 2nd floor en suite shower room.**

Covered storage/bikes area to the side with outside light and lockable gates each end.

Double glazing : Gas central heating system with an efficient Worcester Greenstar condensing boiler.

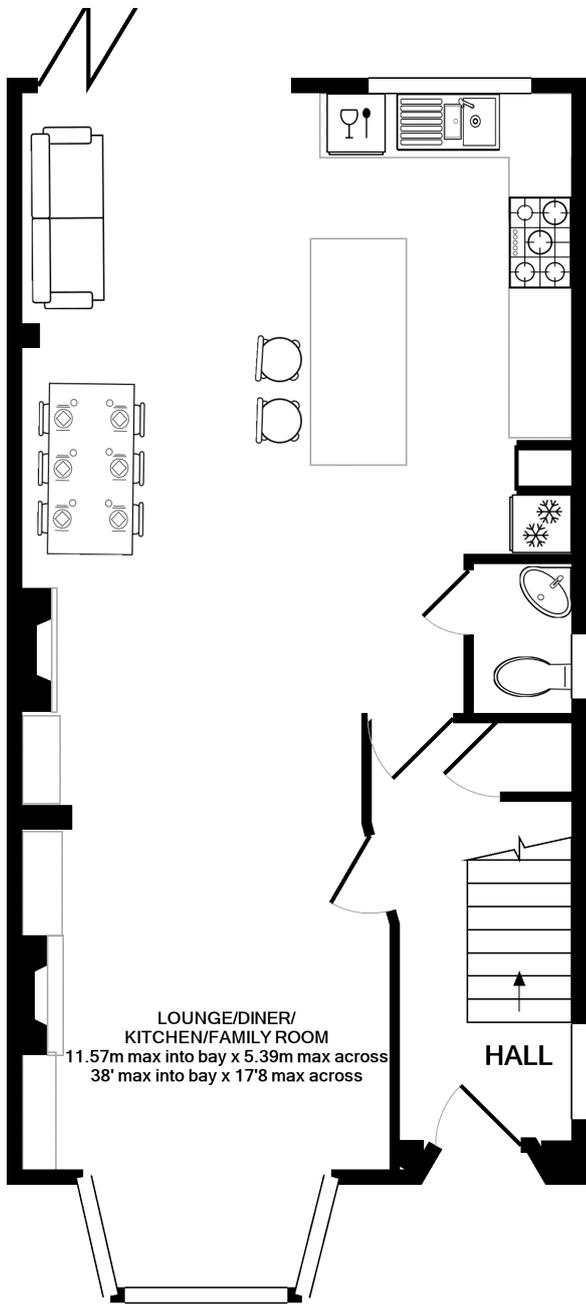
Located in sought after North Kingston between Latchmere and St Agatha's Schools to one side and high achieving Tiffin Girls, Ofsted Outstanding Kingston Academy and Ofsted Outstanding Fernhill School all nearby on Richmond Road. The property is just along the road from a library, local shops, Post Office, and bus services to Kingston and Richmond.



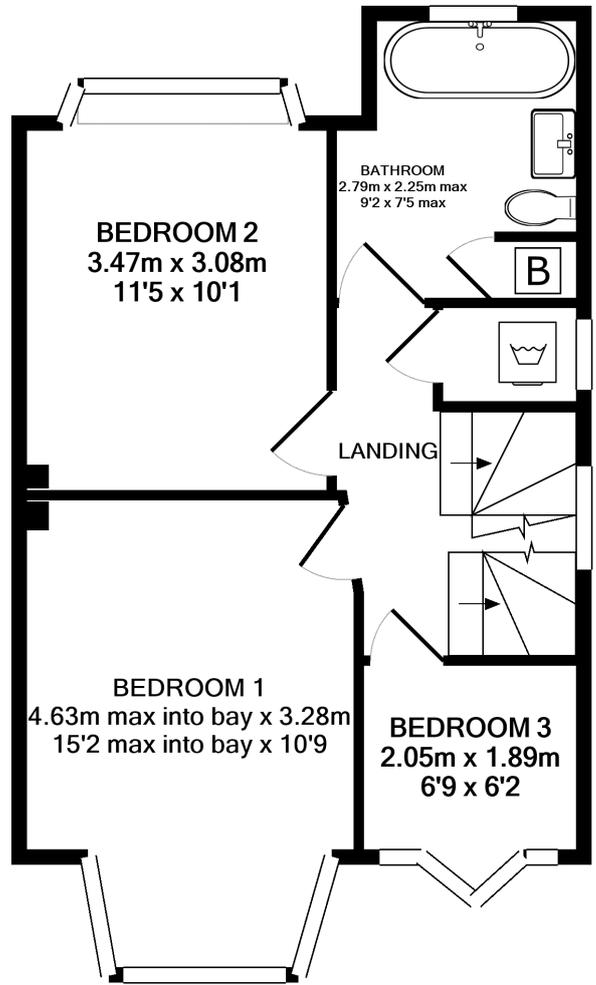
Tel: 020 8549 5099



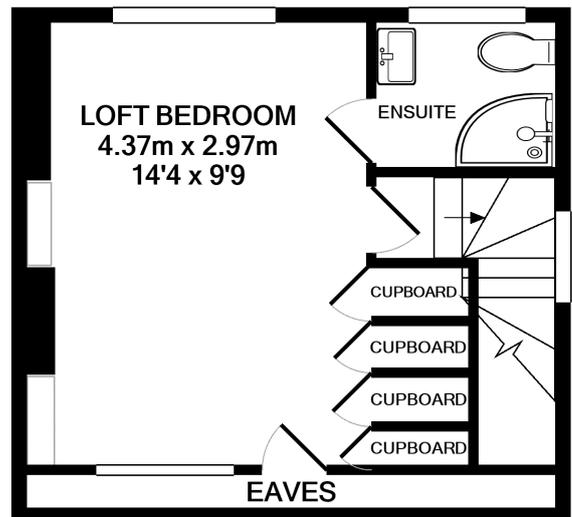
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GROUND FLOOR  
APPROX. FLOOR  
AREA 58.9 SQ.M.  
(634 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 43.9 SQ.M.  
(472 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 24.4 SQ.M.  
(263 SQ.FT.)

TOTAL APPROX. FLOOR AREA 127.2 SQ.M. (1369 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

## **ENTRANCE PORCH**

Carolina entrance door into...

## **ENTRANCE HALL:**

Leaded style double glazed side window, coatrack, door to under stair storage cupboard, radiator in decorative cabinet, wood effect flooring, picture rail.

## **CLOAKROOM:**

WC, wash hand basin with tile splashback, wood effect flooring, spotlights, frosted double glazed side window.

## **LOUNGE/DINING/KITCHEN/FAMILY AREA: Abt. 38 ft max into bay x 17 ft 8 max across (11.57m max into bay x 5.39m max across)**

Leaded style double glazed bay window to front, wood effect flooring, radiators, period style fireplace with fitted cabinets and shelving to each side, picture rail, wall light fitment, second fireplace aperture, space for dining table and chairs, island servery with cabinets and drawers under and space for stools under, kitchen area with units fitted at eye and base level with wood effect worktops and tile splashbacks, pull out pantry cupboard, inset sink unit, integral dishwasher, fridge and freezer, range cooker with 5 ring hob, oven and separate grill and warmer compartment, double glazed window to rear aspect and folding double glazed rear doors out to decking and garden.





**STAIRCASE FROM HALL TO FIRST FLOOR LANDING:**

Balustrade, window to side with coloured glass insets, door to ...

**UTILITY CUPBOARD:** with space and plumbing for washing machine and dryer over, side window.

**BEDROOM ONE:** Abt. 15 ft 2 max into bay x 10 ft 9 (4.63m into bay x 3.28m)

Double glazed leaded style window to front aspect, radiator in decorative cabinets.



**BEDROOM TWO:** Abt. 11 ft 5 x 10 ft 1 (3.47m x 3.08m)

Double glazed bay window to rear aspect with display shelf, radiator.



**BEDROOM THREE:** Abt 6 ft 9 x 6 ft 2 (2.05m x 1.89m)

Double glazed leaded style oriel bay window and side lights to front aspect, radiator, picture rail.



**BATHROOM:**

Tiled floor with underfloor heating, tile enclosed bath, wash hand basin, WC, frosted double glazed window to rear aspect, radiator, door to airing cupboard also housing Worcester Greenstar boiler.



**STAIRCASE FROM FIRST TO SECOND FLOOR LANDING:**

Double glazed window to side, door though into .....

**LOFT BEDROOM FOUR: Abt. 14 ft 4 x 9 ft9 (4.37m x 2.97m)**

Double glazed window to rear aspect and wide velux to front, radiator, spotlights, doors to inbuilt wardrobe cupboards with hanging rails and shelving, doors to eaves storage, door to ...



**EN SUITE:**

Walk in shower enclosure, tiled floor, wash hand basin with cabinet under, WC, frosted double glazed window to rear, heated towel rail.



**OUTSIDE:**

**FRONTAGE:**

Front garden with lawns and borders.

**COVERED SIDE STORAGE AREA:**

Lockable gates each end, outside tap, power and light.

**REAR GARDEN: Abt 50 ft x 23 ft (15.2m x 7.2m)**

Decked terrace, main area grass with timber planters, garden shed and rear access gate.



**REF 2275**

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 \* FAX: 020 8546 0277

WEBSITE: [www.mervynsmith.co.uk](http://www.mervynsmith.co.uk) E-MAIL: [sales@mervynsmith.com](mailto:sales@mervynsmith.com)