

ISABELLA PLACE, KINGSTON UPON THAMES, SURREY, KT2 5PB



A 3 BEDROOM END TERRACE HOUSE OVER 3 FLOORS in a quiet mews setting off Latchmere Lane with its own parking space to the front and lovely rear views across allotments and stables to Richmond Park.

Lounge with feature fireplace.

Added double glazed rear **CONSERVATORY** with French doors to the garden.

The 1st floor provides 2 bedrooms and a bathroom, with stairs up to a 2nd floor loft conversion with bright landing, double bedroom over 18 feet plus a separate dressing room.

Ground floor cloakroom.

Fitted kitchen with integral oven and hob.

Gas central heating system with a Megaflo hot water store : Double glazing.

Pretty rear garden with side access gate.

Located in popular North Kingston within reach of sought after Latchmere and St Agatha's Schools. There are buses, library, shops and a Post Office nearby on Tudor Drive, whilst heading in the other direction quickly leads to Ham Common Woods and Ham Gate into Richmond Park.

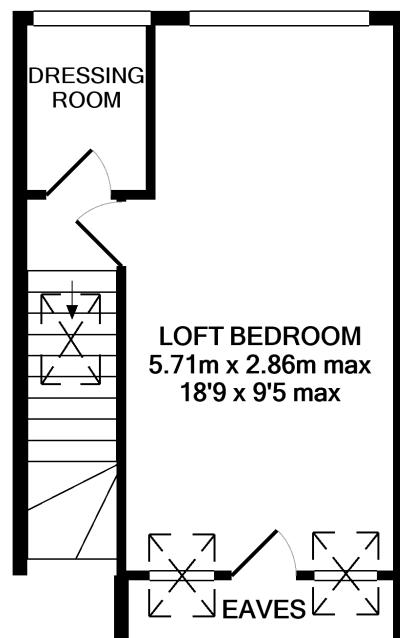
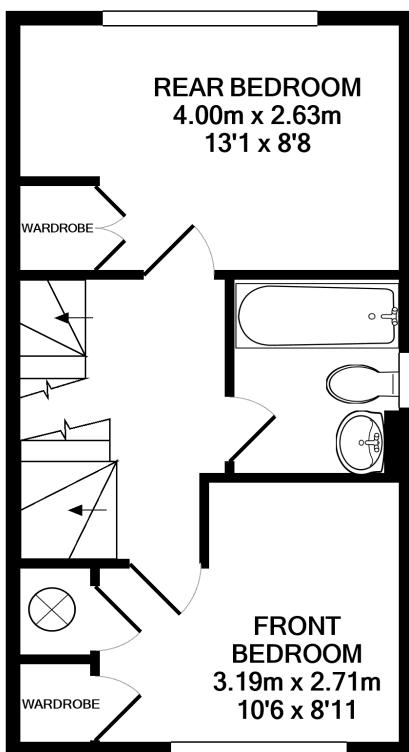
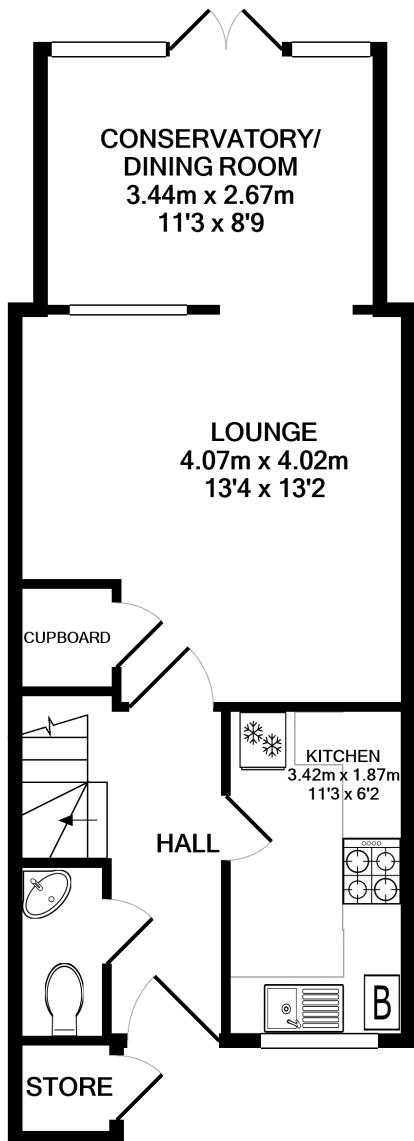


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FLOOR PLANS



2ND FLOOR
APPROX. FLOOR
AREA 24.3 SQ.M.
(262 SQ.FT.)

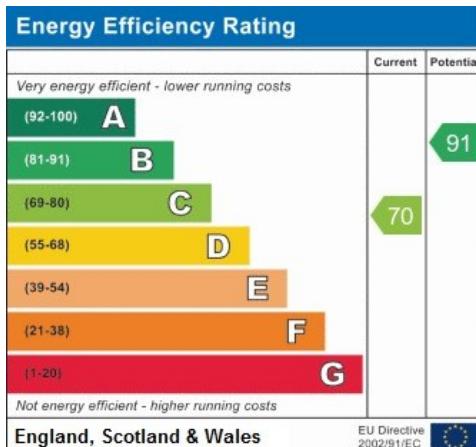
1ST FLOOR
APPROX. FLOOR
AREA 30.0 SQ.M.
(323 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 40.5 SQ.M.
(436 SQ.FT.)

TOTAL APPROX. FLOOR AREA 94.9 SQ.M. (1021 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

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ENTRANCE PORCH:

Entrance door into...

HALL:

Radiator, laminate flooring, door to ..

CLOAKROOM:

WC, wash hand basin, shelving.

LOUNGE Abt. 13 ft 4 ins x 13 ft 2 ins (4.07m x 4.02m)

Double glazed window to rear, door to understair store cupboard, laminate floor, coving, radiator, feature fireplace surround.



CONSERVATORY DINING ROOM: Abt. 11 ft 3 ins x 8 ft 9 ins (3.44m x 2.67m)

Double glazed fanlights to each side, double glazed windows to rear and double glazed French doors to garden.



KITCHEN: **Abt. 11 ft 3 ins x 6 ft 2 ins (3.42m x 1.87m)**

Double glazed window to front aspect, fitted units at eye and base level, worktops, tile splashbacks, inset sink unit, inset hob with hood over, spaces for washing machine and fridge/freezer, cupboard concealing boiler.

**STAIRCASE FROM HALL TO 1st FLOOR LANDING:**

Balustrade, radiator, doors to bathroom and bedrooms.

FRONT BEDROOM: **Abt. 10 ft 6 ins x 8 ft 11 ins (3.19m x 2.71m)**

Double glazed window to front aspect, radiator, coving, door to in-built wardrobe cupboard with hanging rail and shelving over, door to airing cupboard with Megaflo and slatted shelving over.



REAR BEDROOM : Abt. 13 ft 1 in x 8 ft 8 ins (4.00m x 2.63m)
Double glazed window to rear, radiator, double doors to wardrobe cupboard.



BATHROOM:

Panel enclosed bath with shower over and shower screen, tile surround, wash hand basin with tile splashback, WC. frosted double glazed window, radiator, laminate floor.



STAIRCASE FROM 1st FLOOR TO 2nd FLOOR LANDING:

Skylight over, doors to dressing room and loft bedroom.

DRESSING ROOM:

Double glazed rear window.

LOFT BEDROOM: Abt 18 ft 9 ins x 9 ft 5 ins max (5.71m x 2.86m max)

Two deep velux windows to front, door to eaves storage, radiator, vinyl flooring, double glazed window to rear aspect across allotments and riding stables to a horizon view into Richmond Park.



OUTSIDE:

FRONT:

Parking space, door to exterior store cupboard.

Prospective buyers are advised that the established feature border to the side of the parking space is not part of the demise but part of the general forecourt surrounds. Although the property is freehold, there is a service charge for the upkeep of the forecourt and borders including the one at the front of this house.

REAR GARDEN:

Partly paved and part easygrass lawn, rear stepped planters, side access gate, 2 garden sheds.



Ref: 2303

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.



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