

Kingston Road, Kingston Upon Thames, KT1

£525,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to offer to the market this spacious three bedroom house in Kingston. The property comprises; entrance hallway leading to front reception room/ fourth bedroom, leading on is a open pan kitchen/reception room which provides direct access to the rear garden which also boast rear access. The spacious family bathroom is also located on the ground floor, along with additional storage space. To the first floor are three additional bedrooms. The property is situated within easy access to Kingston Town Centre which offers a wonderful array of bars, restaurants and leisure facilities. For the commuter the A3 is a mere 5 minute drive away providing direct links in to and out of Central London. Norbiton mainline railway station is 0.8m away and offers a convenient route to Waterloo in only 22 minutes and there is the added bonus of having the M25 nearby which opens the door to travel easily throughout the UK

Three bedroom terraced house

Two reception rooms

Fitted kitchen

Double Glazed

Private rear garden

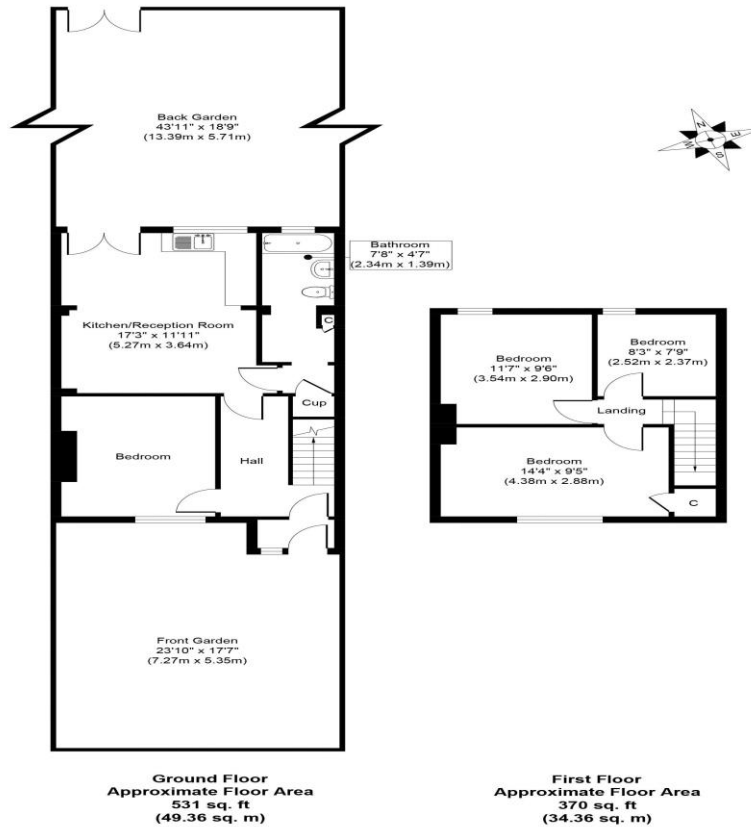
Gas central heating

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409 Kingston Road

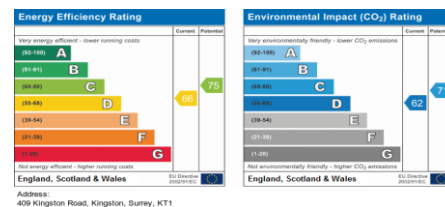
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Tenure: Freehold

Council Tax: D

Local Authority: Royal Borough of Kingston upon Thames



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.