

# NORTH KINGSTON

## £780,000      FREEHOLD

**MERVYN  
SMITH**  
estate agents and valuers

**ARAGON ROAD, KINGSTON UPON THAMES, SURREY, KT2 5QE**



**A remodelled 3 BEDROOM TUDOR STYLE HOUSE with added double glazed porch, ground floor cloakroom, and bathroom with both a walk in shower and a bath.**

Located in a residential side road just off the western end of Tudor Drive conveniently within reach of all the shops and facilities on Ham Parade and the 65 bus service on Richmond Road.

**80 ft REAR GARDEN : FORCOURT PARKING FOR 2 CARS.**

***Lounge area with bay and inset cobbled flame effect fire.***

***Dining area with rear French doors to decking and garden.***

***Kitchen with inbuilt double ovens, 5 ring Bosch gas hob and hood over and integral freezer.***

Gas central heating system with a condensing combi boiler. Double glazed throughout.

Within reach of several sought after schools including high achieving Tiffin Girls, Ofsted Outstanding Kingston Academy and Fernhill School, with Latchmere and St Agatha's Schools to the other side. The house is also within reach of Ofsted Outstanding Grey Court School and the German School.



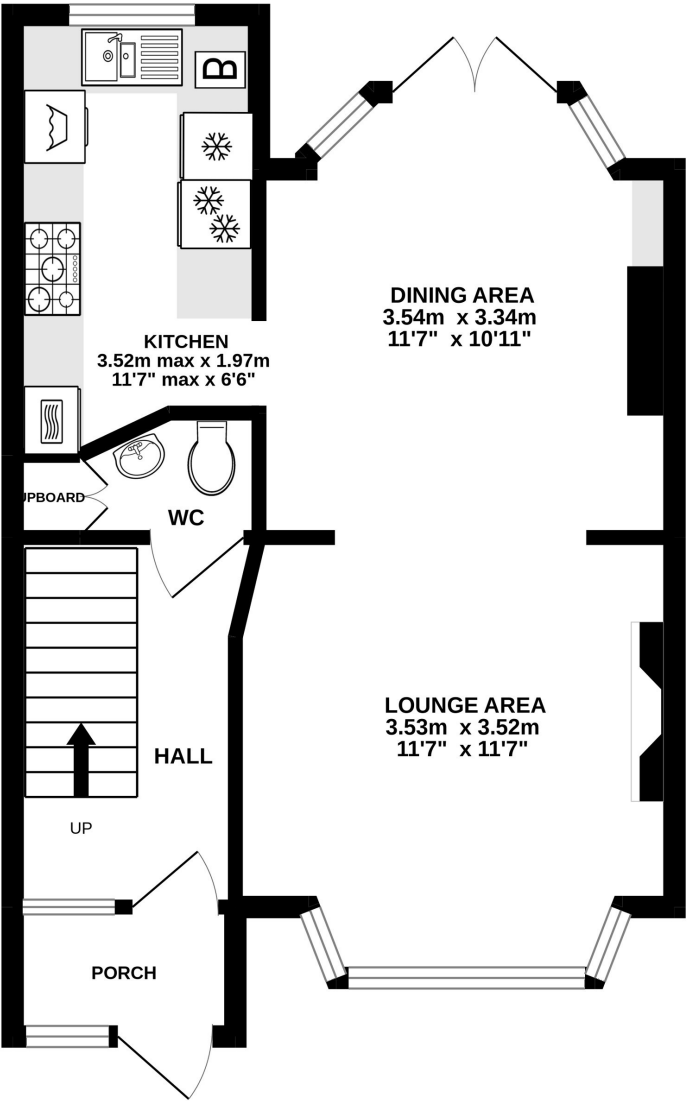
Tel: 020 8549 5099



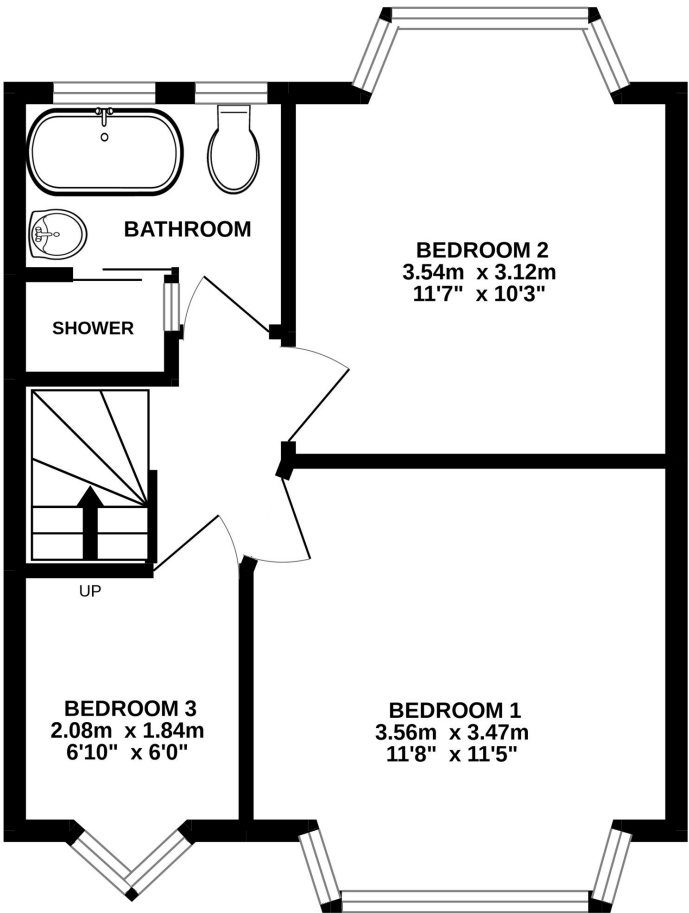
[www.mervynsmith.com](http://www.mervynsmith.com)

# FLOOR PLANS

GROUND FLOOR  
37.8 sq.m. (406 sq.ft.) approx.



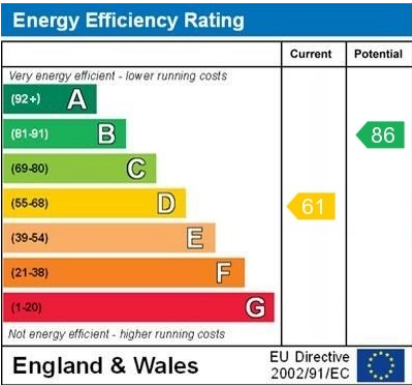
1ST FLOOR  
34.1 sq.m. (368 sq.ft.) approx.



TOTAL FLOOR AREA : 71.9 sq.m. (774 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.

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### **ADDED PORCH:**

Double glazed leaded style window and entrance door, tiled floor, carriage lamp. Further double glazed leaded style door into ...

### **HALL:**

Radiator, laminate floor, double doors to lounge, door to ....

### **CLOAKROOM:**

WC, wash hand basin, spotlight, louvre doors to understair store/meter cupboard.

### **LOUNGE AREA:** Abt. 11'7 x 11'7 into bay (3.53m x 3.52m into bay)

Leaded style double glazed bay window to front, radiator, laminate floor, spotlights, cobbled flame effect gas fire inset in chimney breast.





**DINING AREA:** Abt. 11'7 into bay x 10'11 (3.54m into bay x 3.34m)

Bay to rear with double glazed French doors out to garden with double glazed panels to each side, radiator, laminate floor, spotlights, display alcove with bookshelving, open though to ....





**KITCHEN: Abt. 11'7 max x 6'6 (3.52m max x 1.97m)**

Double glazed window to rear, units fitted at eye and base level with worktops and tile splashbacks, inbuilt Bosch ovens, inbuilt second oven, inset 5 ring Bosch gas hob with fitted chimney hood over, inset one and a half bowl porcelain sink unit with mixer tap, integral freezer, spaces for washing machine and larder fridge, wall mounted condensing combi boiler.



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

Balustrade, trap door to loft.





**BEDROOM ONE:** Abt. 11'8 into bay x 11'4 (3.56m into bay x 3.46m)

Leaded style double glazed bay window to front aspect, radiator, spotlights.



**BEDROOM TWO:** Abt. 11'7 into bay x 10'2 (3.54m into bay x 3.11m)

Double glazed bay window to rear aspect, radiator, spotlights.





**BEDROOM THREE:** Abt 6'10 x 6' (2.08m x 1.84m)

Leaded style double glazed oriel bay window with display shelf.



**BATHROOM:**

Sliding glass doors to walk in shower enclosure with glass brick side panel, panel enclosed bath with mixer, wash hand basin with cabinet under, WC, heated towel rail, two frosted double glazed windows, spotlights.





**FRONT:**

Brickblock forecourt off street parking for 2 cars.

**REAR GARDEN: Abt 80' (24m)**

Decked areas to rear of house and towards rear of garden. Shingled areas, small pond, borders, storage garage and greenhouse to rear.







**COUNCIL TAX BAND** : Band E

**REF** : 2434

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.



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