



Vincent Avenue, Tolworth, KT5

Proceedable Buyers Only A Freehold/Leasehold three-bedroom, mid-terrace house with gardens and garage is offered to the market for sale.

ESTATE & AGENT

— Tailored, local and personal —

Vincent Avenue, Tolworth, KT5

£344,950 .

Hall

Comprising; glass panelled door and leaded stained-glass side windows, stairs to first floor with stair lift and cupboard under, picture rail, single radiator and skirting board.

Reception room one 10'12" x 9'5"

Comprising; leaded single glazed window, picture rail, gas fire with wood surround, single radiator and skirting board.

Reception room two 9'6" x 8'10"

Comprising; double glazed aluminium patio doors, gas fire with tiled surround and hearth, picture rail, single radiator, telephone point and skirting board.

Kitchen 8'2" x 5'12"

Comprising; a combination of base and cupboard units, stainless steel sink and drainer unit, plumbing for washing machine, gas supply and space for a free-standing cooker, part tiles to wall, part tile-effect laminate to splashback, single glazed window, single glazed opaque glass panelled door to rear garden, Baxi gas fired boiler, skirting board and tile effect laminate flooring.

Landing

Comprising; picture rail and loft access with pull down ladders and light.

Bedroom one 12'5" x 8'10"

Comprising; single glazed leaded window with secondary glazing, picture rail, single radiator and skirting board.



Bedroom two 10'12" x 8'11"

Comprising; double glazed aluminium frame window, picture rail, single radiator and skirting board.

Bedroom three 9'5" x 5'11"

Comprising; single glazed leaded window with secondary glazing, storage cupboard with shelves, picture rail, single radiator and skirting board.

Bathroom/w.c. 5'10" x 4'11"

Comprising; white suite with low level w.c., sink, bath with mixer tap and shower attachment, part wood panelling to walls, part tiling to wall and splashback, single glazed opaque aluminium framed window, single radiator, linoleum flooring, wall mounted mirrored vanity cupboard, cupboard with hot water tank and wall mounted support rail.

Externally

To the front of the property there is a garden area with lawn and flower beds, to the rear there is a private garden comprising of a patio area with retractable wall mounted sun shade, lawn, flower beds and shrubs, gated rear access and garage.

Garage 16'4" x 10'12"

Comprising; side door, single glazed window, power supply and garage door leading to rear lane access.



Viewing strictly by
appointment via
Estate and Agent

CONTACT

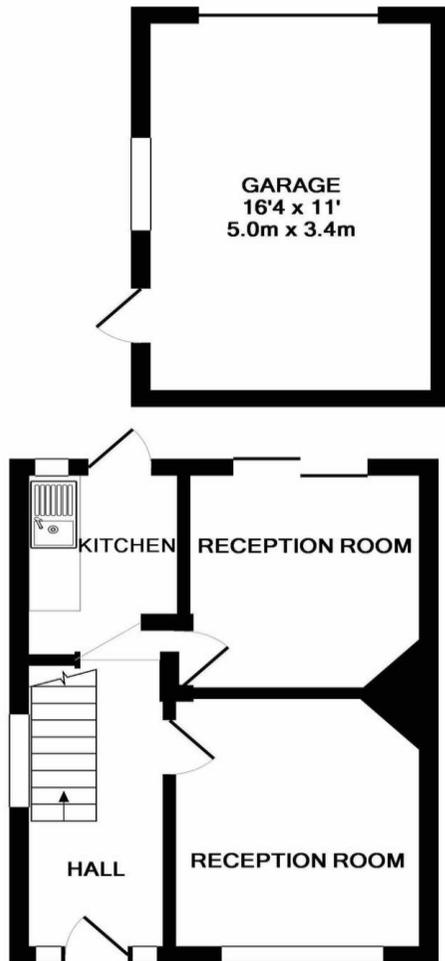
Estate and Agent
Hampton Wick
Kingston Upon Thames
KT1 4AY

david@estateandagent.com

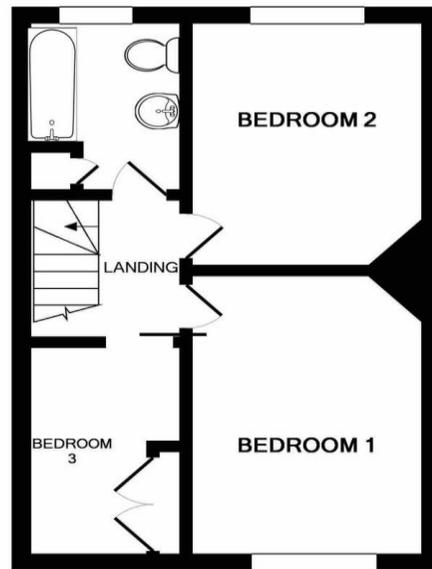
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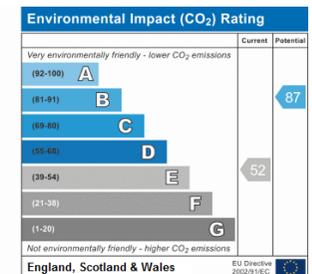
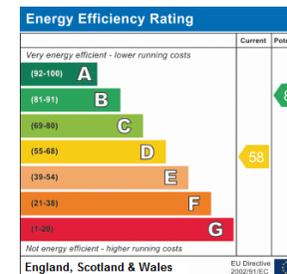
GROUND FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(31.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.5 SQ.M.)

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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Estate and Agent wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as guide only; any floor plan or map is for illustrative purposes only. Estates IT, for themselves and for the vendors or lessors of this property whose agents they are given that the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Pomp Properties has any authority to make or give any representation of warranty in relation to this property.