



99Home Ltd.

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3 Bed Terraced In Wolsey Drive , Kingston Upon Thames, KT2 5DP £2,800 Monthly



Ref: 17302





SHORT DESCRIPTION

Property Ref: 17302 Stylish Three-Bedroom Family Home in Sought-After North Kingston Set on the ever-popular Wolsey Drive within the desirable Tudor development in North Kingston, this attractive 1930s mid-terrace family home combines period charm with modern living in a superb residential location. Beautifully presented throughout, the property offers a welcoming entrance hallway leading into a spacious open-plan reception, kitchen and dining area — an ideal space for family life and entertaining. The modern fully fitted kitchen flows seamlessly into the living space, while contemporary bi-folding doors open directly onto a generous south-facing private garden, creating a bright and inviting indoor-outdoor feel. Upstairs, the first floor comprises three bedrooms, including two good-sized double bedrooms and a small single bedroom or study, along with a recently renovated modern family bathroom. The home also benefits from off-street parking, a valuable advantage in this popular North Kingston setting. The location is a major highlight. Wolsey Drive is a highly regarded residential road in KT2, ideally positioned for local shops, amenities and transport links, while also being close to Richmond Park, the River Thames and Kingston Town Centre. Families will particularly appreciate the proximity to well-known local schools including Tiffin Girls' School, The Kingston Academy and Latchmere School. The property is currently undergoing extensive renovation, including bathroom tiling and refurbishing, new trifold doors to garden, new boiler, new carpets, and fresh white paint throughout. Property Type: Terraced Full Renting price: £2800.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: E EPC rating: C Measurement: 914.932 sq.ft. Outside Space: Terrace Parking: On street Heating Type: Underfloor Heating.

3

Bed Room(s)

2

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	85 square metres

Rules on letting this property

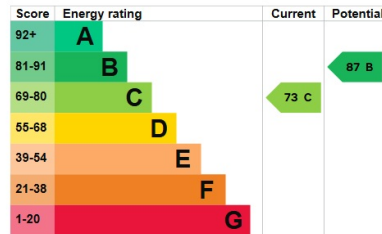
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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