



Hawes & Co

Norbiton Avenue, Kingston upon Thames

£885,000 Freehold

- Two Reception Rooms
- Kitchen
- Three Bedrooms
- Bathroom
- Off Street Parking
- Rear Garden
- Gas Central Heating
- No Onward Chain
- EPC Rating E
- Viewing Recommended
- EPC: E



A fantastic opportunity to buy a three-bedroom house which required updating and modernisation but offers spacious and well-proportioned accommodation with the added benefit of a garage and large rear garden. This much-loved family home is located in a sought-after road within a few minutes' walk of Norbiton station and local shops, Kingston town centre is a short drive away. Downstairs there are two good sized reception rooms and kitchen and three bedrooms and bathroom to the first floor. The house has wonderful extension potential (stpp)

to suit a buyer's own taste and style. Viewing is highly recommended and there is no onward chain. EPC Rating E.

Freehold
Kingston Council
Tax Band E
Utilities - Gas and Electric
Flood Risk - Very Low

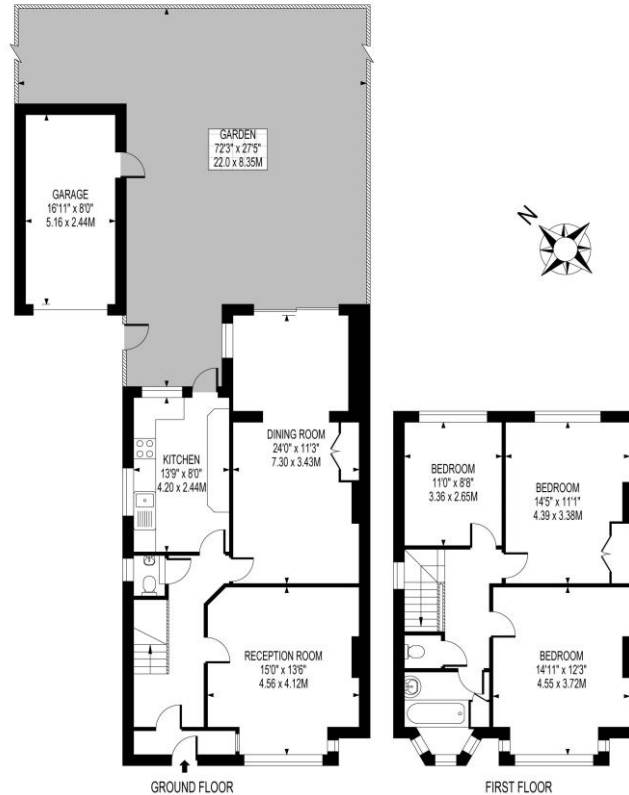


NORBITON AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1294 SQ FT- 120.20 SQ M
(EXCLUDING GARAGE)

GARAGE AREA : 136 SQ FT- 12.60 SQ M

TOTAL AREA : 1430 SQ FT- 132.80 SQ M



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IMPORTANT NOTE TO PROSPECTIVE PURCHASERS: Should an offer be accepted but prior to the memorandum of sale being issued, please note that to legally conform to The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out checks on all parties purchasing a property. We use the services of a third party, Lifetime Legal, who will contact you directly to do this. They will need your full name, date of birth and current address, and company information if the parties purchasing is a company. The Lifetime Legal check will search several different databases including the electoral roll and will require that you undertake an electronic check using a smart phone. Occasionally, additional information or documentation may be requested to support the process. There is a nominal charge of £36 including VAT for this process. We are unable to issue a memorandum of sale or withdraw the property from the market until the checks are complete. During the selling and buying process you may be asked by your solicitor, mortgage provider or estate agent to confirm your identity again - this is perfectly normal but each is an independent check.

Hawes & Co Surbiton
0208 390 6565
surbiton@hawesandco.co.uk

67 Victoria Road
Surbiton, KT6 4NR

