

88 Ullswater Crescent

SW15 3RQ

ROBERT HOLMES
& COMPANY

An attractive 5 bedroom house with huge potential to extend, located in the desirable Kingston Vale enclave, close to the Robin Hood entrance to Richmond Park. Benefitting from a mature South/East facing garden

Asking Price: £1,180,000

Accommodation:

- Semi detached house with garage
- Kitchen/breakfast room
- Double reception room leading to garden
- 5 bedrooms
- 3 bathrooms
- Over 106ft south/easterly facing garden
- Off street parking

Local Borough: Kingston Council
Council Tax Band: E
EPC Rating: D

Nearest Station: 2 miles (Norbiton)
Central London: 9 miles (approx.)



Property Description: A wonderful opportunity to buy a chain-free house with 100ft mature south-east facing garden, set in the desirable and quiet enclave of Kingston Vale, benefitting from a garage and off street parking. This property offers huge opportunity to extend to the rear, into the loft and garage.

The spacious accommodation is arranged over two floors and offers excellent lateral accommodation. The ground floor comprises of generous entrance hall, shower room, double aspect reception room with sliding doors leading to the garden, eat-in kitchen with double doors to the back. To the first floor there are four double and 1 single bedroom and 2 full bathrooms.

Location: The property is minutes walk away from Richmond Park and Wimbledon Common and a short drive to both Wimbledon Village and Kingston. The area is serviced by a variety of excellent, well-established schools both in the private and state sectors. The A3, which is close by, offers important transport links to Central London or the South Coast. Both Heathrow and Gatwick international airports are also close by.











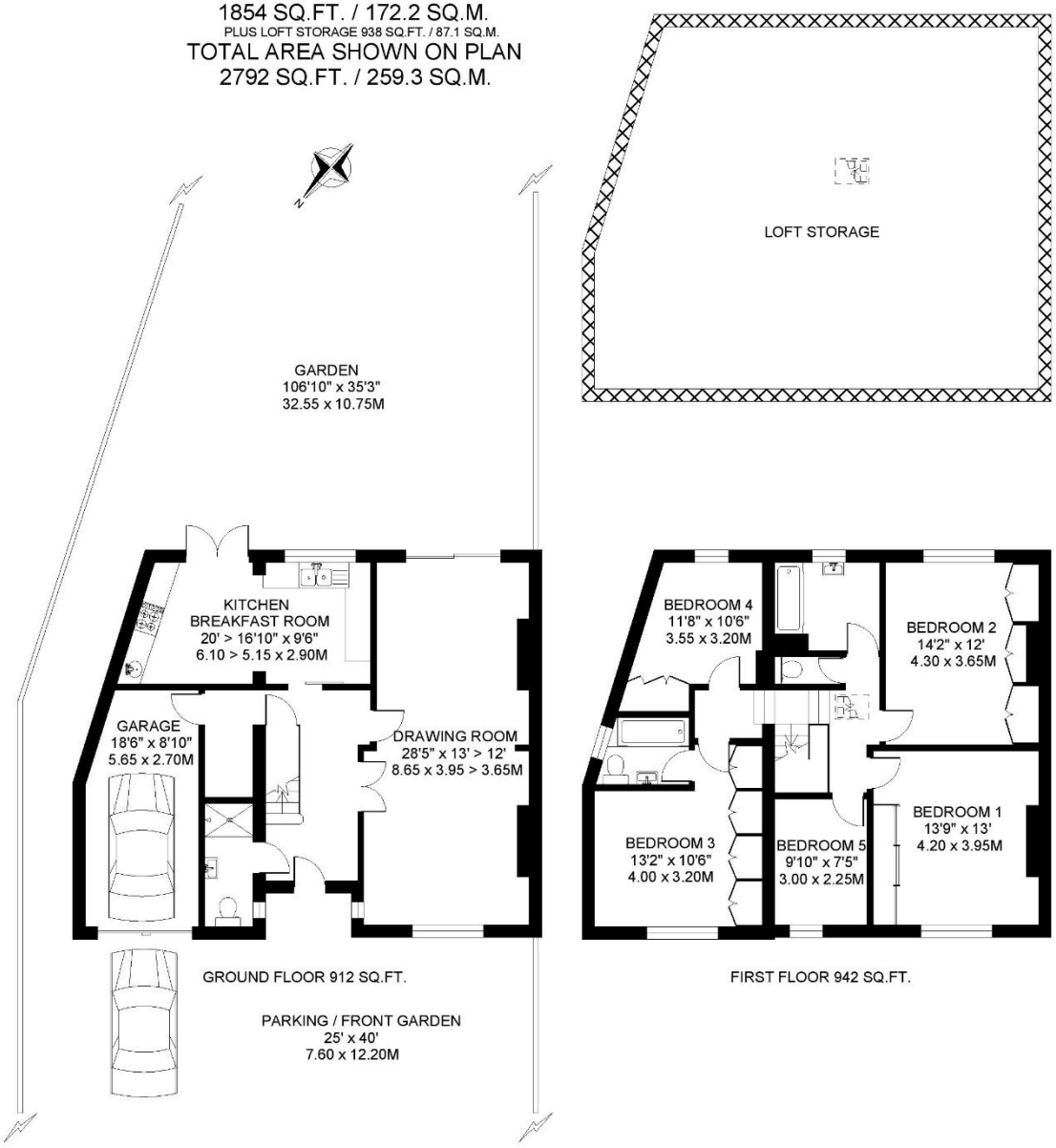








APPROXIMATE INTERNAL FLOOR AREA
1854 SQ.FT. / 172.2 SQ.M.
PLUS LOFT STORAGE 938 SQ.FT. / 87.1 SQ.M.
TOTAL AREA SHOWN ON PLAN
2792 SQ.FT. / 259.3 SQ.M.



FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 122 8850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

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Viewings by appointment through Robert Holmes & Co. on 0208 947 1100

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances, or specific fittings.