



Charming 3 bedroom 2 bathroom Tudor-style home with 80 ft SW garden and exciting potential to extend and improve, in one of North Kingston's most sought-after residential roads. Vacant/no chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- 3 bedrooms and 2 bathrooms.
- Outstanding 80 ft rear garden with sunny South-westerly aspect.
- Part extended to ground floor - Approximately 887 sq ft of internal accommodation.
- Ready for a quick sale with vacant possession and no onward chain.
- Highly sought-after Aragon Road location close to Tiffin Girls and Kingston Academy, plus Fernhill, Latchmere & St Agathas primary schools.
- Potential loft conversion and further rear extension opportunities (stpc).
- EPC BAND C. Double glazing, gas central heating with modern condensing combi, but general scope for modernisation and remodelling.
- Excellent North Kingston address close to Ham Parade shops and 65 and 371 buses.

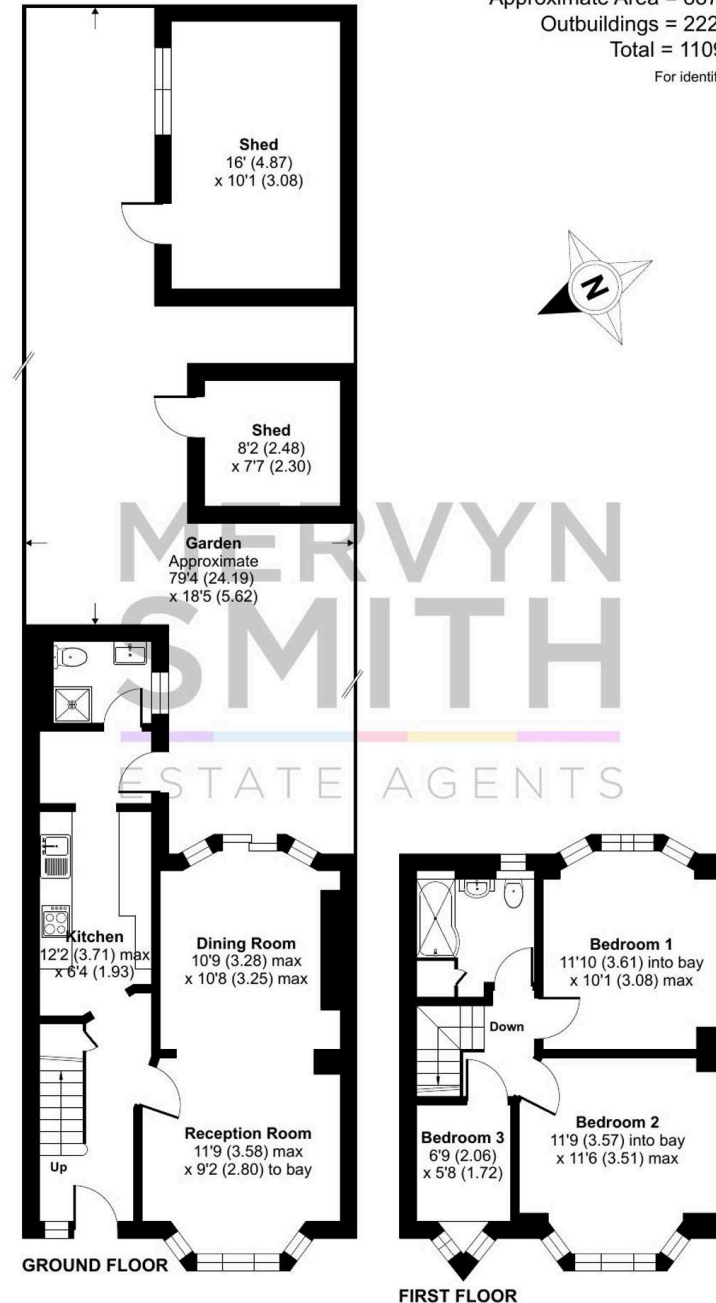
Aragon Road, Kingston Upon Thames, KT2

Approximate Area = 887 sq ft / 82.4 sq m

Outbuildings = 222 sq ft / 20.6 sq m

Total = 1109 sq ft / 103 sq m

For identification only - Not to scale





Hall

uPVC entrance door, frosted leaded style double glazed window, radiator, under stair store cupboard.

Through Lounge/Dining Room

Double aspect through room with front leaded style double glazes bay with radiator and rear section area with radiator and sliding double glazed patio doors to garden.



Kitchen

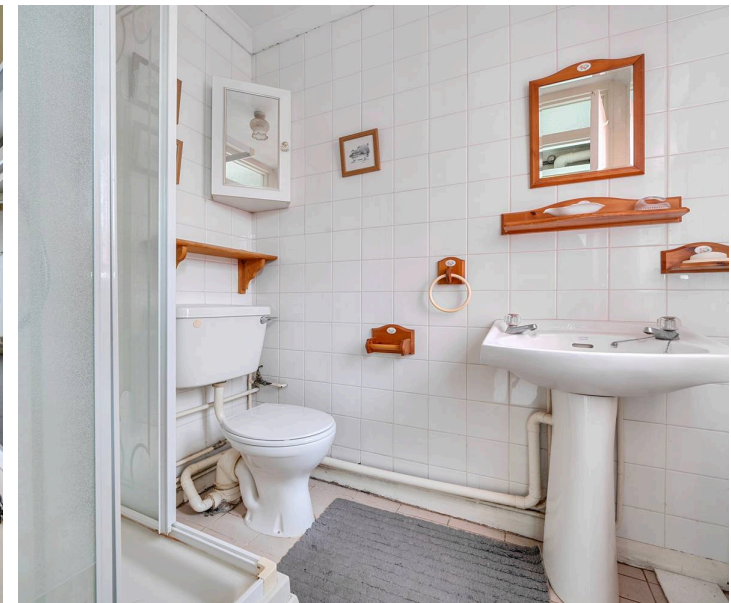
Range of wall and base units with worktops, inset sink unit, white tiled walls. Spaces for cooker and fridge. Arch through to added utility area.

Utility

Spaces for appliances, tiled shelf over, wall mounted condensing combi boiler, part glazed door out to patio and garden.

Ground floor shower room

Shower enclosure, WC, heated towel rail, wash hand basin, white tiled walls.





Landing

Stairs from hall to 1st floor landing with balustrade and trap to loft.

Bedroom 1

Double glazed leaded style front bay, radiator.

Bedroom 2

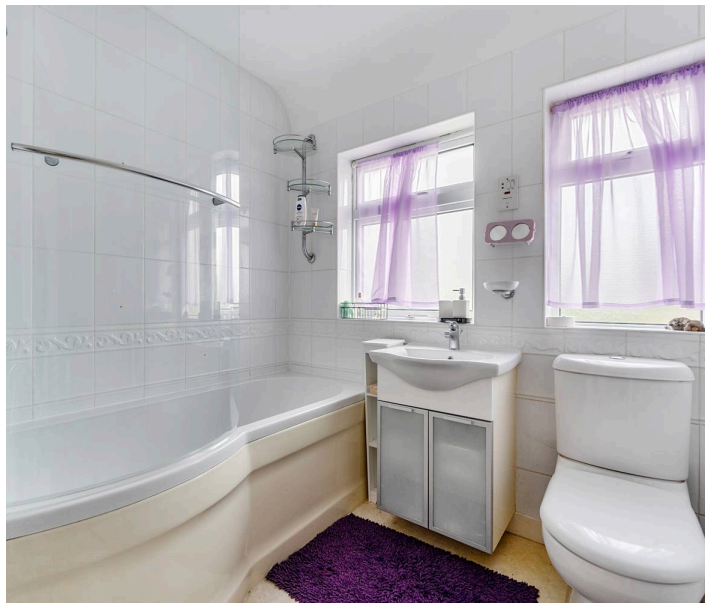
Double glazed rear bay, radiator.

Bedroom 3

Double glazed leaded style front oriel bay with shelf, radiator.

Bathroom

Panel enclosed shower bath with screen and shower over, wash hand basin with cabinet under, WC. White tiled walls, two frosted double glazed windows, heated towel rail.



FRONT GARDEN

Formal front garden has main area with chippings plus path and border.

REAR GARDEN

Outstanding 80 ft rear garden with south-westerly aspect. Patio and grassed areas, outside tap, brick built store shed with striplight.

Garage

Up and over door, personal door and window to garden, striplighting, power point..







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