





## Dysart Avenue, KT2

- Substantial 4 Bedroom 2 Bathroom Semi Detached House with double storey side extension and still further potential to expand in this requested tree lined road leading to the riverside.
- This house does not have the restriction of a shared driveway like most houses in the avenue, so it would allow both a wider ground floor extension and a wider loft conversion. (Stpc)
- Ground floor WC, 1st fl family bathroom + tiled en suite bathroom with shower enclosure and bath, WC and bidet.
- Off street parking on own forecourt plus up and over door to integral garage.
- Lounge with front bay and double doors through to dining room with doors to garden. Extended kitchen/breakfast room over 16 ft.
- 3 roomy double bedrooms all with fitted wardrobe cupboards + generous 4th single bedroom over 8 ft x 7ft.
- The added side extension bedroom is double aspect with fitted bedroom furniture and full ensuite with both bath and walk in shower.
- Moments from the lovely North Kingston riverside opposite the grounds of the Lensbury Club near the pedestrian and cycle bridge at Teddington Lock.
- On the border of Richmond and Kingston Boroughs located between sought after Grey Court School, Tiffin Girls, the Kingston Academy and Fernhill School.

## Dysart Avenue, Kingston Upon Thames, KT2

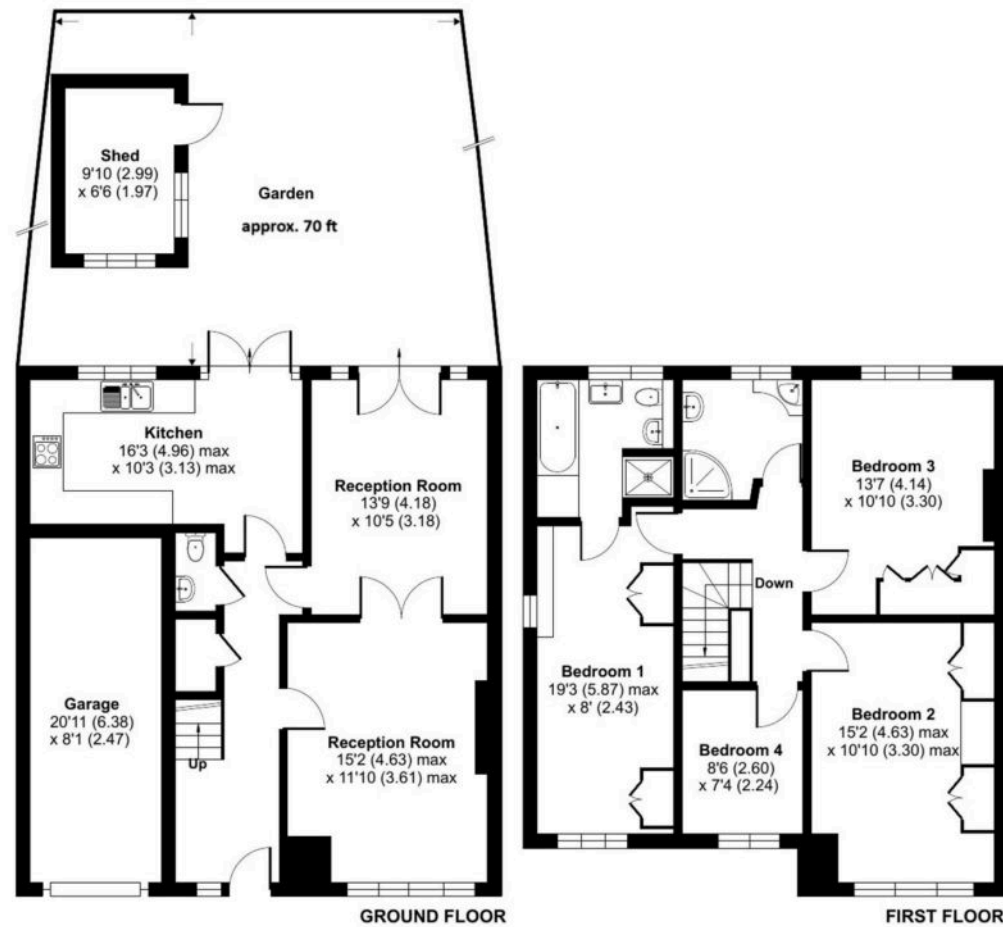
Approximate Area = 1376 sq ft / 127.8 sq m

Garage = 158 sq ft / 14.6 sq m

Shed = 63 sq ft / 5.8 sq m

Total = 1597 sq ft / 148.2 sq m

For identification only - Not to scale



### Hall

Frosted double glazed window, radiator in decorative cabinet, understair cupboard, door to WC.

### Ground Floor Cloakroom

Wash hand basin with tile splashback, WC, radiator.

### Front Reception : Lounge

Leaded style double glazed front window, flame effect fire in fireplace surround with marbled backpiece and hearth, double bifolding doors to rear reception.

### Rear Reception : Dining Room

Double glazed French doors to garden, radiator.



### Kitchen/Breakfast Room

Space for table and chairs, radiator, units fitted at eye and base level, worktops, inset sink unit, inset gas hob, inbuilt double ovens, spaces for dishwasher and washing machine, double glazed French doors and window to garden.



**Landing**

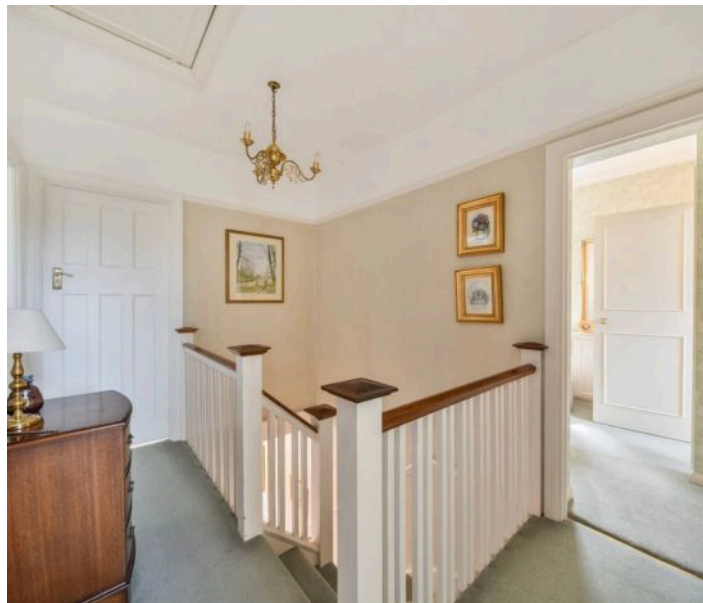
Stairs from hall to 1st floor landing with balustrade and trap to loft.

**Bedroom 1**

Doble glazed windows to front and side, fitted wardrobes and dresser unit, radiator, through to en suite.

**En Suite Bathroom**

Walk in shower enclosure, tile panel enclosed bath, WC and bidet, pedestal wash hand basin, tiled walls, double glazed frosted window. Services cupboard with Worcester condensing boiler and hot water store.



**Bedroom 2**

Double glazed front window, fitted wardrobes and central dresser, radiator.

**Bedroom 3**

Double glazed rear window, fitted wardrobes, radiator, fireplace surround.

**Bedroom 4**

Double glazed front window, radiator.

**Family Bathroom**

Tile floor, wash hand basin in vanity shelf with cabinets under, WC, heated towel rail, shower, spotlights, double glazed frosted window.



Front forecourt parking plus shingled and planter areas.

Rear garden approx. 70 ft with patio, main area laid to lawn with borders, large storage shed.





## Dysart Avenue, KT2

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

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