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Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	C

**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**Redress:** We hold independent redress with Property Redress

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Eaton Drive  
 Kingston upon Thames KT2 7 5X



## Guide Price £825,000

- Spacious Townhouse
- Finished to an Excellent Specification
- Five Bedrooms
- Two Bathrooms
- Large Rear Garden
- Off Street Parking for Two Cars
- North Kingston Location
- Close to Richmond Park
- EPC Rating - C
- Council Tax Banding - TBC

Tenure: Freehold  
Local Authority: Kingston upon Thames

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

### Description

This five bedroom modern townhouse, situated within a quiet, private cul-de-sac in North Kingston, offers spacious accommodation arranged over three floors. The property has been renovated throughout to create a beautifully finished family home of impeccable internal standard. The ground floor of this lovely property features a welcoming entrance hall, front bedroom, currently being used as a home office, downstairs bathroom and utility room, plus another another bedroom to the rear which is currently being used as a play room/ reception. The first floor provides a lovely kitchen fitted with high end appliances plus a fantastic lounge measuring an impressive 19x15ft, complete with Juliet balcony. There are three good sized bedrooms on the top floor, plus another modern bathroom.

Externally there is an excellent rear garden which is deeper than most in the development, and a storage shed. To the front there is off street parking for two cars , a rarity for the area.

The residents of Eaton Drive also enjoy the use of attractive communal grounds which include lawns, a duckpond and private gated pedestrian access onto Kingston Hill.

### Situation

Eaton Drive is an extremely sought after address and forms part of the Liverpool Road conservation area. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London & the M25. Additionally, Kingston town centre, with its array of shops, restaurants and bars is a short distance away. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors, these include Tiffin Boys' and Girls', Kingston Grammar, Rokeby and Marymount schools.

