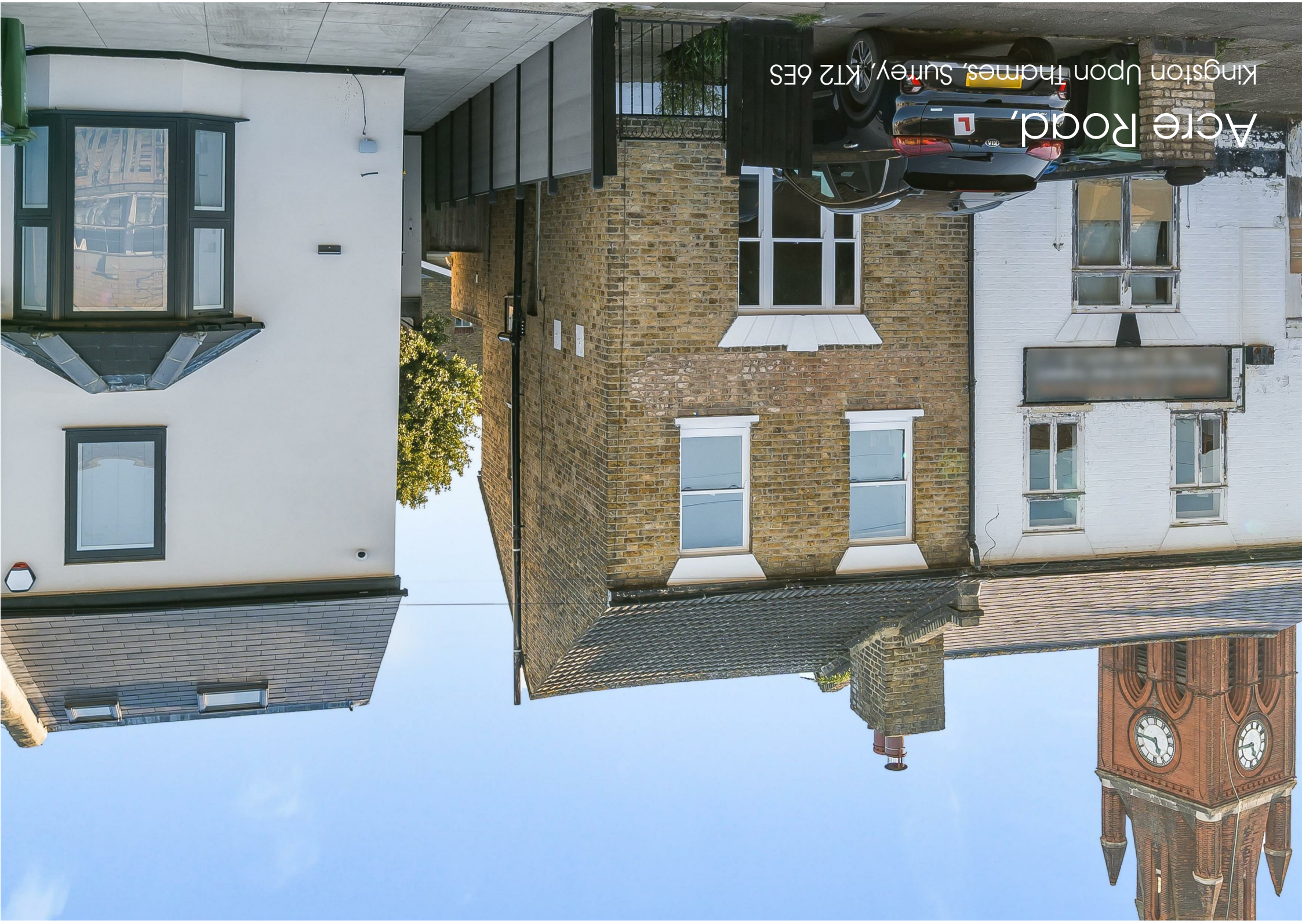
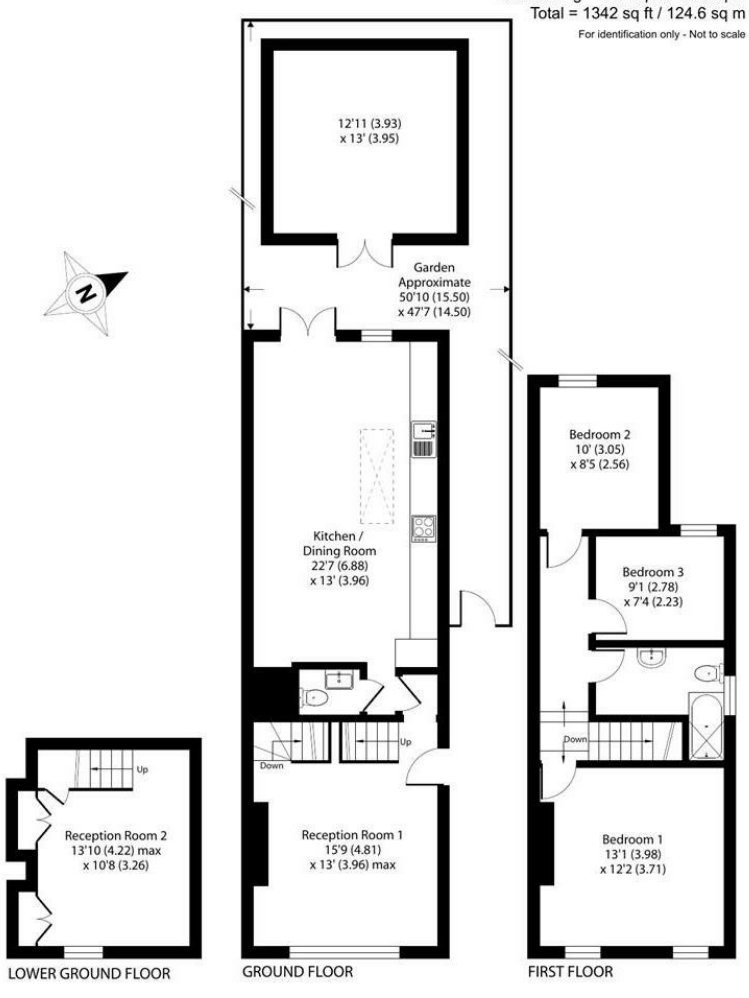


Acre Road,

Kingston Upon Thames, Surrey, KT2 6ES

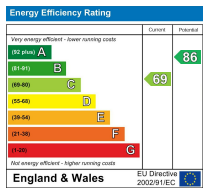
Approximate Area = 1175 sq ft / 109.1 sq m
Outbuilding = 167 sq ft / 15.5 sq m
Total = 1342 sq ft / 124.6 sq m
For identification only - Not to scale

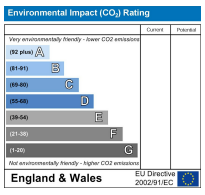


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Gibson Lane. REF: 1258605

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444





Important Information

All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
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- Semi-Detached Family Home
- Stunning Open-Plan Kitchen Diner
- 3 Double Bedrooms
- 2 Reception Rooms
- Modern Bathroom
- Additional Basement Room
- Low Maintenance Rear Garden With Summer House
- Off Street Parking
- EPC Rating - D
- Council Tax Band - D

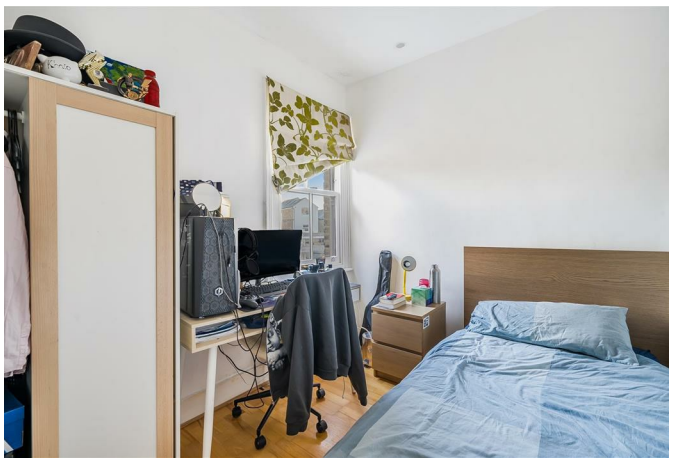
£3,250 Per Calendar Month

Acre Road,
Kingston Upon Thames,
Surrey,
KT2 6ES

Description:

Gibson Lane proudly present to the market this delightful three double bedroom semi detached Victorian family home with impressive accommodation in excess of 1100sqft arranged over three floors. The property has been extended over recent years and provides excellent space on the ground floor perfect for family life and entertaining, incorporating a basement room/ playroom & stunning kitchen/family room with patio doors leading directly to a delightful 47' rear garden and Summer house. The upstairs provides three double bedrooms and a modern tiled family bathroom with bath & shower. External benefits to this wonderful house include off-street parking to the front for one car and a low maintenance rear garden with summer house that could be used as an office, gym or external room.

Location:

Acre Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.

Furnishing: Unfurnished
Local Authority: Kingston Upon Thames
Council Tax Band: D
Available Date: 7th November 2026
Deposit: £3,750
Tenancy Term: Long Term