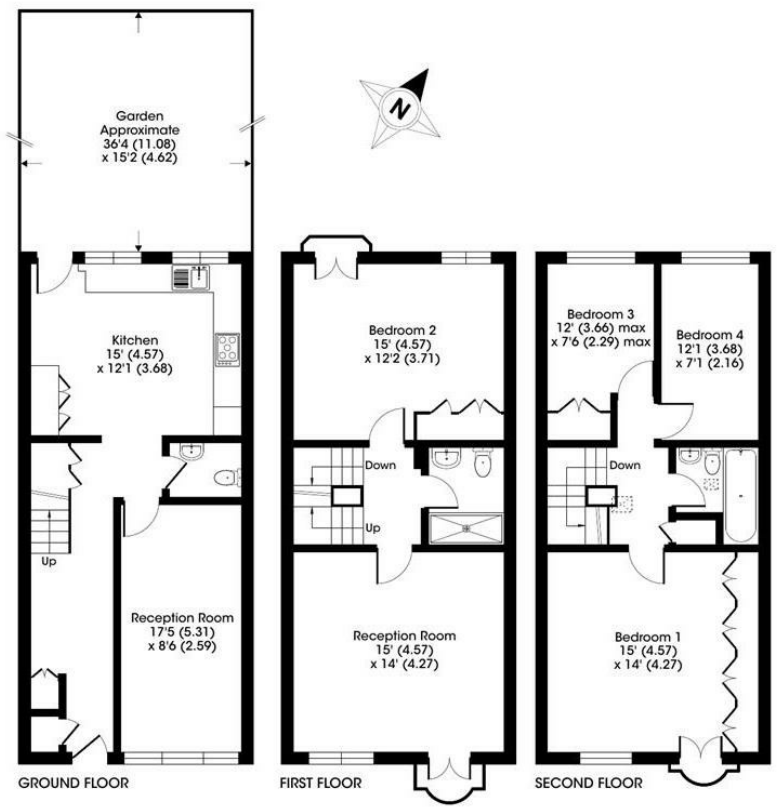
Eaton Drive

Kingston Upon Thames KT2 7RB

Approximate Area = 1527 sq ft / 141.9 sq m

For identification only - Not to scale

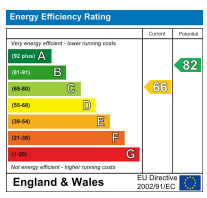


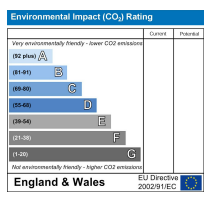
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 955687

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
naea | propertymark PROTECTED
arla | propertymark PROTECTED

Guide Price £900,000

- Beautifully Presented Townhouse
- 4 / 5 Bedrooms
- Off Street Parking
- Private Rear Garden
- Two Bathrooms + Downstairs WC
- Accommodation in Excess of 1500sqft
- Private Estate in North Kingston
- Moments from Richmond Park
- EPC Rating - D
- Council Tax Banding - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

LAUNCH DAY SATURDAY 22nd APRIL 2023 - An immaculately presented four/five bedroom townhouse situated within this sought after private estate in North Kingston. This spacious home provides accommodation in excess of 1500sqft arranged over three floors and offers a wonderful layout, perfect for modern day family living. The ground floor contains a receiving entrance hallway, large front reception room spanning 17.5ft, downstairs WC, and a brand new high specification modern fitted kitchen which has been beautifully designed. The first floor occupies an additional reception room which could easily be used as a bedroom, a double bedroom and modern bathroom. The top floor provides three more bedrooms and a family bathroom. Throughout the property there is plenty of built in cupboard space plus Juliette balconies on the first and second floors, two of which overlook the stunning communal gardens and pond to the front of the house. Externally there is a private rear garden and off street parking.

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.