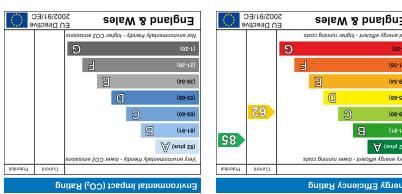


All appraisals listed in these details are only 'as seen', and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and dimensions are approximate. Floor plans and photographs are for guidance purposes only and must 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.

Important Information



gibson lane

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 any omission or inaccuracy. These plans are for representation purposes only and should not be relied on as a basis of valuation.

PINK PLAN



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

Approximate Gross Internal Area 1227 sq ft - 114 sq m
(including Outbuilding)

Ground Floor Area 359 sq ft - 33 sq m

First Floor Area 592 sq ft - 55 sq m

Outbuilding Area 276 sq ft - 26 sq m





- Stunning Tudor Style Family Home
- Modernised Throughout With Excellent Family Living Spaces
- Open-Plan Kitchen Diner
- 4 Bedrooms - 3 Doubles & 1 Single (Including Outbuilding)
- 2 Modern Bathrooms
- Low Maintenance Garden With Outbuilding & External Storage
- Off-Street Parking For 1-3 Cars
- Located Close To Highly Rated Local Schools & Short Walk To Richmond Park & River Thames
- EPC Rating - D
- Council Tax Band - E



£3,500 Per Calendar Month

Aragon Road,
Kingston Upon Thames,
Surrey,
KT2 5QB



Description:

Gibson Lane proudly offer to the market this delightful 1930's end of terrace family home which has been modernised to a really good standard throughout. Having undergone modernisation which included a fantastic fully functional & self contained outbuilding that provides a double bedroom, en-suite bathroom and own heating system. This is a key feature to the property which allows extra living space for those who may need adequate space to work from home, self contained bedroom perfect for older children or just additional space for a growing family. Internally the property provides a lovely reception room which leads into the open-plan kitchen diner ideal for hosting. The upper floor gives two double bedrooms, one single bedroom & family bathroom. External features include a good size low maintenance garden, external storage area positioned behind the outbuilding, side access from the front and off-street parking for 1-3 cars.

Being within the heart of North Kingston the location of this house is perfect for families seeking to be within the catchment zones for the highly regarded local schools, along with being positioned perfectly for access to Kingston town centre, Kingston station & Richmond Park with its many acres of open space. The river Thames is within walking distance which gives pleasant riverside walks and cycle ways.

Location:

Aragon Road is a sought after address ideally situated in the popular Tudor Estate in North Kingston. The property is conveniently positioned for both Kingston and Richmond stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston and Richmond town centres with their array of shops and restaurants are a short distance away and the River Thames and Richmond park are both near by. 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: E

Available Date: 14th February 2026

Deposit: £4,038

Tenancy Term: Long Term