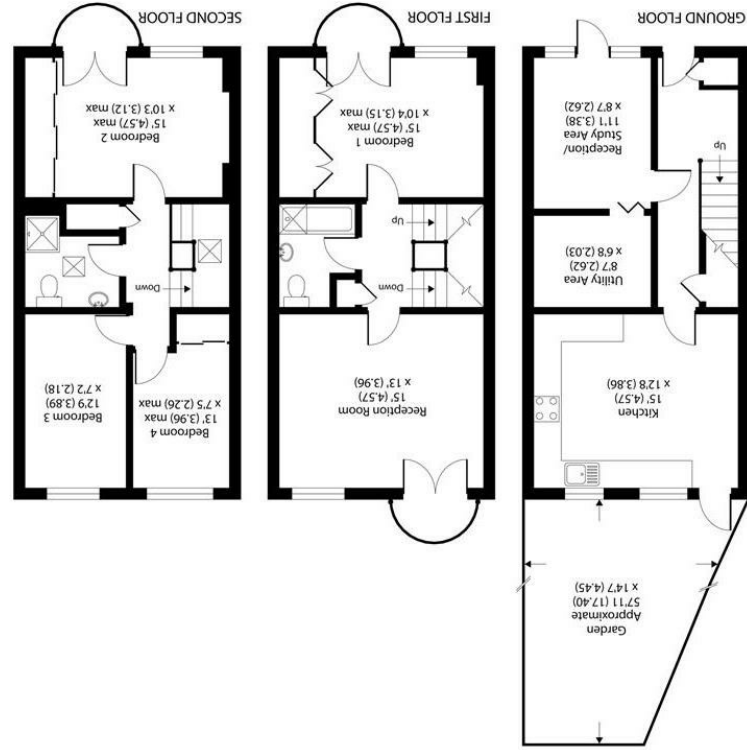


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

England & Wales	
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	C

Certified Property Measurement  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Project Measurement Standards (IPMS2 Residential) © RICS 2021



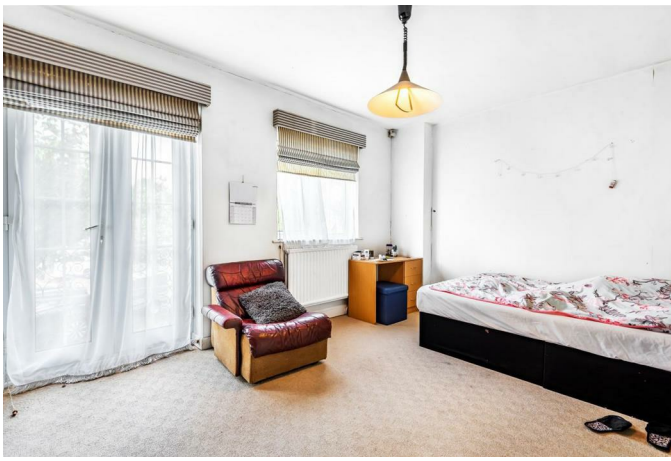
Approximate Area = 1395 sq ft / 129.6 sq m  
 For identification only - Not to scale



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



Eaton Drive  
 Kingston Upon Thames KT2 7QT



## Eaton Drive

Kingston Upon Thames KT2 7QT

Guide Price £775,000

An impressive three storey townhouse situated on a popular private road in North Kingston.

### Description

A stunning townhouse requiring modernisation with spacious and flexible accommodation approaching 1400 sq ft arranged over three floors with no onward chain. To the ground floor there is a stunning kitchen/dining room leading to a secluded south west facing private rear garden. There is also a reception/study area and utility area with potential to convert in to an open reception area. The first floor consists of reception room with delightful Juliet balcony, master bedroom and family bathroom. There are three further bedrooms and shower room on the second floor and externally there is ample off street parking to the front. There is a stunning communal garden and pond on this private development and viewings are highly recommended.

### Situation

Eaton Drive is an extremely sought after address with a real community feel 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, beautiful Richmond Park is just a short walk away and there is good access Kingston town centre, with its array of shops, restaurants and bars. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors.

**Tenure:** Freehold

**Local Authority:** Kingston Upon Thames

