

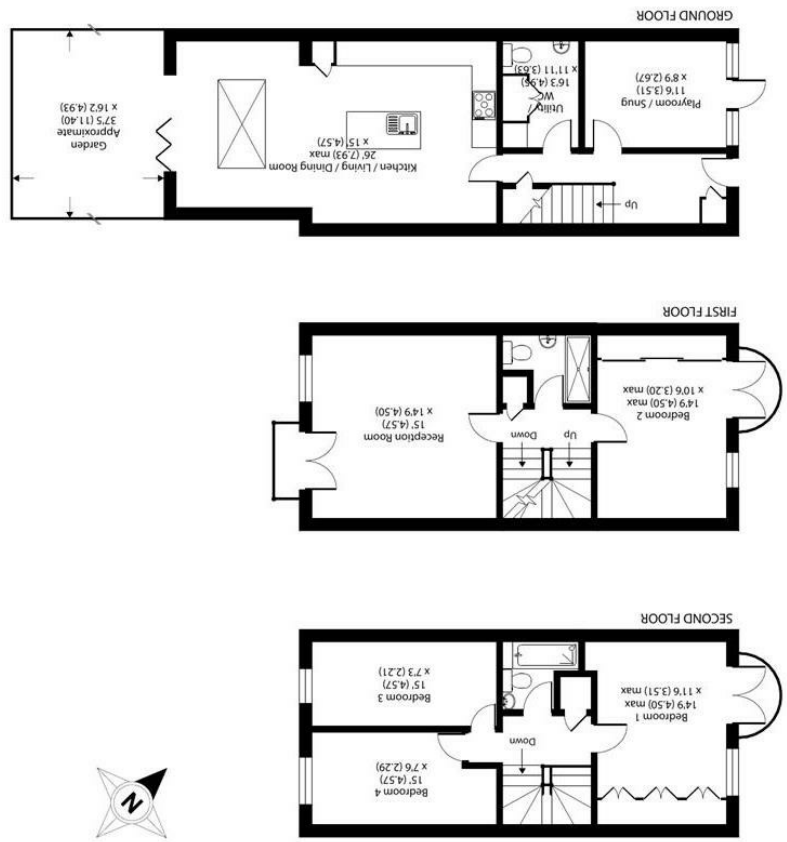


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated.
 Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 81	 69

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) © ndkcom 2023.



Approximate Area = 1645 sq ft / 152.8 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
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 Tel: 020 8546 5444



Eaton Drive
 Kingston Upon Thames KT2 7QT



Guide Price £875,000

- Town House
- Off Street Parking
- Four Bedrooms
- Stunning Open Plan Kitchen Diner
- Private Road
- Close to Richmond Park
- Two Bath/shower rooms
- Downstairs WC and Utility
- EPC Rating - C
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

This immaculate, modern townhouse, situated within a quiet, private cul-de-sac in North Kingston, offers spacious accommodation in approaching 1650 sq ft, arranged over three floors. The property has been renovated through out and recently extended on the ground floor and is finished to an impeccable standard, providing an ideal home for modern family living. The ground floor of this lovely home features a beautifully designed, open plan kitchen/dining room with bi-folding doors leading to the south-westerly facing garden. Also located on the ground floor is a playroom/snug and downstairs WC and utility. The first floor comprises a spacious reception room spanning 15ft x 14.9 ft, with a Juliet balcony overlooking the rear garden. Also on this floor is a generous master bedroom, with built-in wardrobes and beautifully finished shower room. On the second floor, there are an additional double bedroom again with fitted wardrobes, two single bedrooms and an additional luxurious bathroom. The sunny, delightfully landscaped garden is perfect for outdoor entertaining. The residents of Eaton Drive also enjoy the use of attractive communal grounds which includes 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.

