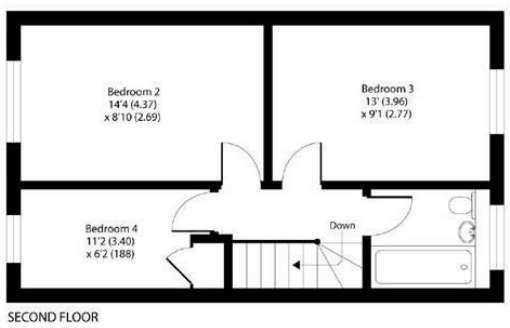
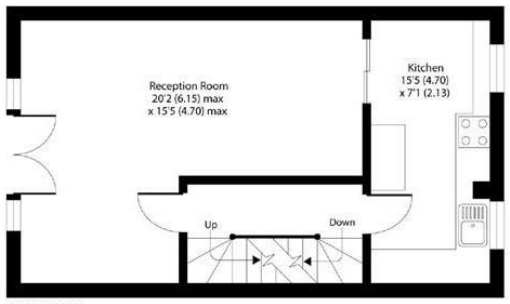
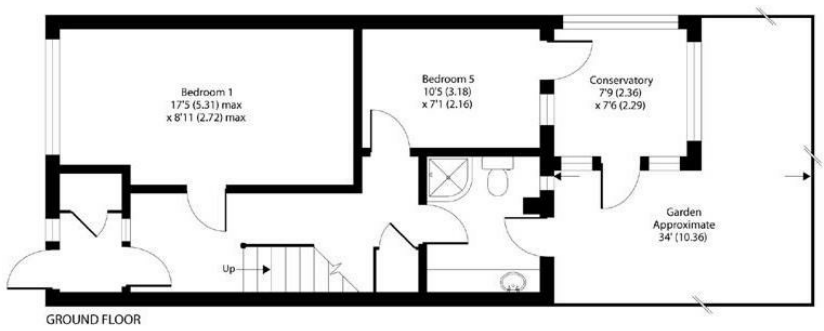
APPROX. GROSS INTERNAL FLOOR AREA 1360 SQ FT 126.3 SQ METRES




SECOND FLOOR



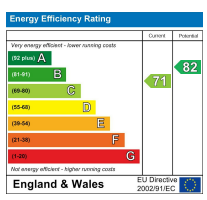

FIRST FLOOR

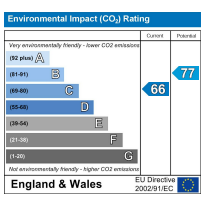



GROUND FLOOR

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.

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## Guide Price £699,000

- No Onward chain
- Cul-de-sac Location
- Five bedrooms
- Spacious accommodation
- Low Maintenance Rear Garden
- Off Street Parking
- Town House
- EPC Rating - C
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

## Description

NO ONWARD CHAIN. A spacious town house situated in a quiet cul-de-sac and presented to a good standard internally. Arranged over three floors this property features two bedrooms and a shower room on the ground floor with doors onto a low maintenance rear garden. On the first floor there is bright and airy lounge with a Juliette balcony and spacious eat in kitchen. On the top floor there are three bedrooms and a bathroom with shower over bath. Additional benefits include off street parking. The property is also in the catchment area for some of the most highly regarded schools in North Kingston.

NB :Photos taken prior to tenancy.

## Situation

Located in this sought after North Kingston cul de sac moments from Canbury Gardens and the River Thames,The property is ideally situated for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops, restaurants & bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities.