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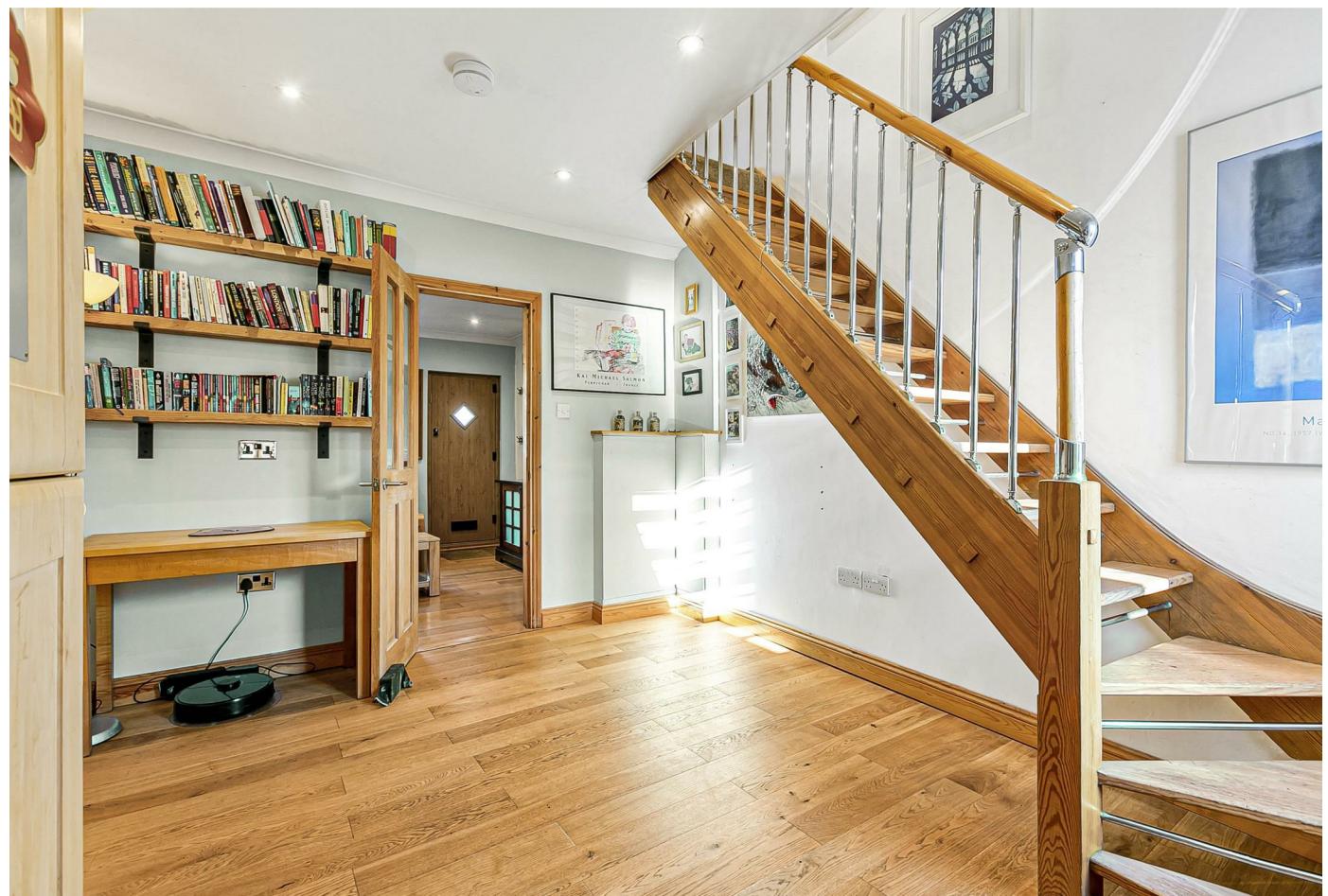
Important Information
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements are of floors, widths and rooms are approximate and no guarantee is given on the total square footage of the property within this plan. The figure given is for initial guidance only and should not be relied on as a basis of valuation.

All guarantees 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.



Approximate Gross Internal Area 797 sq ft - 74 sq m
(Excluding Outbuildings)
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(including Outbuildings)
Ground Floor Area 399 sq ft - 37 sq m
First Floor Area 398 sq ft - 37 sq m
Outbuilding Area 117 sq ft - 11 sq m





Guide Price £575,000

- Mid Terrace Period House
- Two Bedrooms
- Well Presented Internally
- North Kingston Location
- Close to Transport Links

* Tenure: Freehold

- Potential to Extend (STPP)
- EPC Rating
- Council Tax Band - D

* Local Authority: Kingston upon Thames

Description

A delightful recently renovated two double bedroom period cottage situated on this sought after North Kingston Road. The property is presented to a great standard throughout, with accommodation in excess of 680 sq ft excluding a well equipped outbuilding/gym with power and internet. The ground floor comprises of open plan Living/dining room with a very attractive open staircase, modern kitchen and bathroom at the back. To the upper floor there are two double bedrooms, one with en suite w.c., both with built in storage.

The property may have potential to extend (STNC) and benefits from a southerly facing rear garden complete with fantastic outbuilding. Also, the front garden has space for bicycle/motorcycle storage. This property is being sold chain free and is sure to attract attention so don't miss the opportunity to view this lovely property.

Situation

Elton Road is located in sought after North Kingston, conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Kingston and Norbiton stations giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors and the area has an extensive range of leisure facilities.

