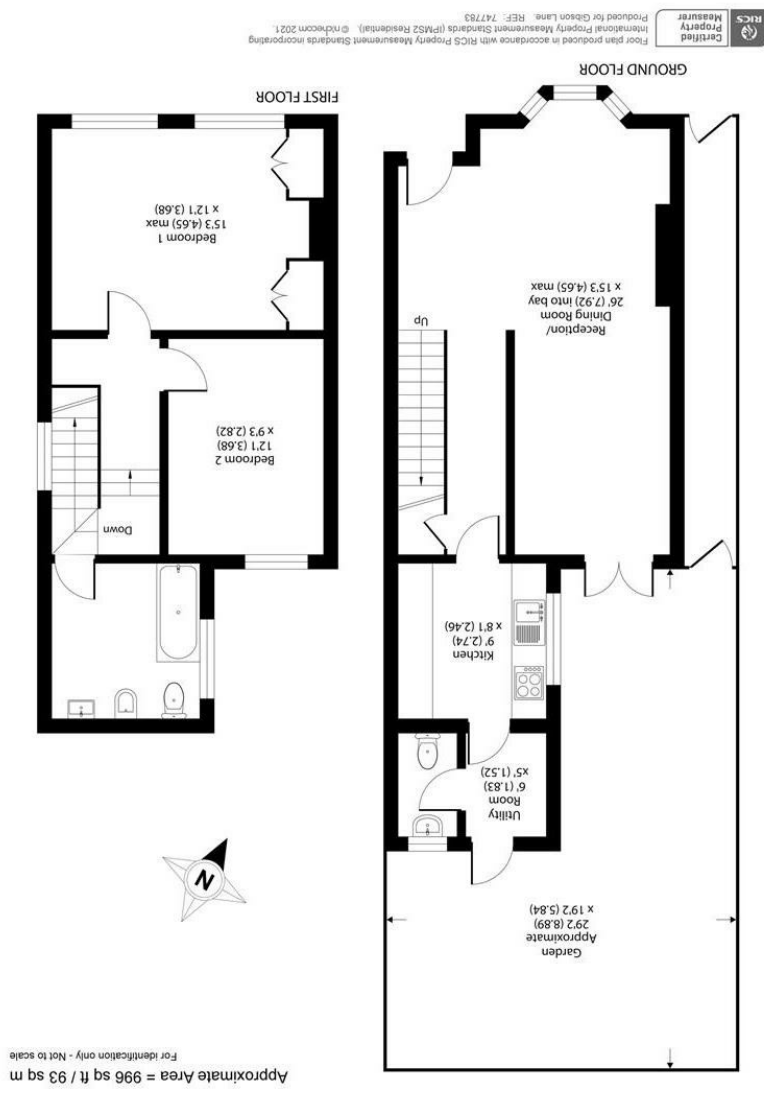


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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 <sub>2</sub> ) Rating
 A B C D E F G	 A B C D E F G



34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 6ED  
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East Road  
 Kingston Upon Thames KT2 6EL



## East Road

Kingston Upon Thames KT2 6EL

Guide Price £750,000

An attractive two double bedroom detached Victorian villa situated on this sought after road in North Kingston.

### Description

LAUNCH SATURDAY 31ST JULY 2021

An attractive brick fronted detached Victorian villa with accommodation approaching 1000 sq ft arranged over two floors. The ground comprises modern fully fitted kitchen leading onto a utility and downstairs WC. To the front there is an impressive double reception room with feature fireplace and patio doors leading directly onto a delightfully landscaped southerly aspect rear garden. To the upper floors there are two double bedrooms and large family bathroom. There is the added bonus of extension potential (STNC) and Externally there is off street parking to the front.

### Situation

East Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned between Richmond Park and the River Thames, Kingston station giving direct access into Waterloo is moments away. The A3 which serves both London & the M25 is easily accessible by car, 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 sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

**Tenure:** Freehold

**Local Authority:** Kingston upon Thames

