

**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.

| England & Wales                                                   |            |
|-------------------------------------------------------------------|------------|
| EU Energy Rating                                                  | 2002/91/EC |
| Min. energy efficiency class - Approx. CO2 emissions (kg/m²/year) | Class      |
| A                                                                 | 15         |
| B                                                                 | 18         |
| C                                                                 | 22         |
| D                                                                 | 27         |
| E                                                                 | 31         |
| F                                                                 | 35         |
| G                                                                 | 39         |
| H                                                                 | 45         |
| I                                                                 | 55         |
| J                                                                 | 65         |
| K                                                                 | 75         |
| L                                                                 | 85         |
| M                                                                 | 95         |
| N                                                                 | 105        |
| O                                                                 | 115        |
| P                                                                 | 125        |
| Q                                                                 | 135        |
| R                                                                 | 145        |
| S                                                                 | 155        |
| T                                                                 | 165        |
| U                                                                 | 175        |
| V                                                                 | 185        |
| W                                                                 | 195        |
| X                                                                 | 205        |
| Y                                                                 | 215        |
| Z                                                                 | 225        |
| AA                                                                | 235        |
| AB                                                                | 245        |
| AC                                                                | 255        |
| AD                                                                | 265        |
| AE                                                                | 275        |
| AF                                                                | 285        |
| AG                                                                | 295        |
| AH                                                                | 305        |
| AI                                                                | 315        |
| AJ                                                                | 325        |
| AK                                                                | 335        |
| AL                                                                | 345        |
| AM                                                                | 355        |
| AN                                                                | 365        |
| AO                                                                | 375        |
| AP                                                                | 385        |
| AQ                                                                | 395        |
| AR                                                                | 405        |
| AS                                                                | 415        |
| AT                                                                | 425        |
| AU                                                                | 435        |
| AV                                                                | 445        |
| AW                                                                | 455        |
| AX                                                                | 465        |
| AY                                                                | 475        |
| AZ                                                                | 485        |
| BA                                                                | 495        |
| BB                                                                | 505        |
| BC                                                                | 515        |
| BD                                                                | 525        |
| BE                                                                | 535        |
| BF                                                                | 545        |
| BG                                                                | 555        |
| BH                                                                | 565        |
| BI                                                                | 575        |
| BJ                                                                | 585        |
| BK                                                                | 595        |
| BL                                                                | 605        |
| BM                                                                | 615        |
| BN                                                                | 625        |
| BO                                                                | 635        |
| BP                                                                | 645        |
| BQ                                                                | 655        |
| BR                                                                | 665        |
| BS                                                                | 675        |
| BT                                                                | 685        |
| BU                                                                | 695        |
| BV                                                                | 705        |
| BW                                                                | 715        |
| BX                                                                | 725        |
| BY                                                                | 735        |
| BZ                                                                | 745        |
| CA                                                                | 755        |
| CB                                                                | 765        |
| CC                                                                | 775        |
| CD                                                                | 785        |
| CE                                                                | 795        |
| CF                                                                | 805        |
| CG                                                                | 815        |
| CH                                                                | 825        |
| CI                                                                | 835        |
| CJ                                                                | 845        |
| CK                                                                | 855        |
| CL                                                                | 865        |
| CM                                                                | 875        |
| CN                                                                | 885        |
| CO                                                                | 895        |
| CP                                                                | 905        |
| CQ                                                                | 915        |
| CR                                                                | 925        |
| CS                                                                | 935        |
| CT                                                                | 945        |
| CU                                                                | 955        |
| CV                                                                | 965        |
| CW                                                                | 975        |
| CX                                                                | 985        |
| CY                                                                | 995        |
| CZ                                                                | 1005       |
| DA                                                                | 1015       |
| DB                                                                | 1025       |
| DC                                                                | 1035       |
| DD                                                                | 1045       |
| DE                                                                | 1055       |
| DF                                                                | 1065       |
| DG                                                                | 1075       |
| DH                                                                | 1085       |
| DI                                                                | 1095       |
| DJ                                                                | 1105       |
| DK                                                                | 1115       |
| DL                                                                | 1125       |
| DM                                                                | 1135       |
| DN                                                                | 1145       |
| DO                                                                | 1155       |
| DP                                                                | 1165       |
| DQ                                                                | 1175       |
| DR                                                                | 1185       |
| DS                                                                | 1195       |
| DT                                                                | 1205       |
| DU                                                                | 1215       |
| DV                                                                | 1225       |
| DW                                                                | 1235       |
| DX                                                                | 1245       |
| DY                                                                | 1255       |
| DZ                                                                | 1265       |
| EA                                                                | 1275       |
| EB                                                                | 1285       |
| EC                                                                | 1295       |
| ED                                                                | 1305       |
| EE                                                                | 1315       |
| EF                                                                | 1325       |
| EG                                                                | 1335       |
| EH                                                                | 1345       |
| EI                                                                | 1355       |
| EJ                                                                | 1365       |
| EK                                                                | 1375       |
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| EM                                                                | 1395       |
| EN                                                                | 1405       |
| EO                                                                | 1415       |
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| ER                                                                | 1445       |
| ES                                                                | 1455       |
| ET                                                                | 1465       |
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| FF                                                                | 1585       |
| FG                                                                | 1595       |
| FH                                                                | 1605       |
| FI                                                                | 1615       |
| FJ                                                                | 1625       |
| FK                                                                | 1635       |
| FL                                                                | 1645       |
| FM                                                                | 1655       |
| FN                                                                | 1665       |
| FO                                                                | 1675       |
| FP                                                                | 1685       |
| FQ                                                                | 1695       |
| FR                                                                | 1705       |
| FS                                                                | 1715       |
| FT                                                                | 1725       |
| FU                                                                | 1735       |
| FV                                                                | 1745       |
| FW                                                                | 1755       |
| FX                                                                | 1765       |
| FY                                                                | 1775       |
| FZ                                                                | 1785       |
| GA                                                                | 1795       |
| GB                                                                | 1805       |
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| GE                                                                | 1835       |
| GF                                                                | 1845       |
| GG                                                                | 1855       |
| GH                                                                | 1865       |
| GI                                                                | 1875       |
| GJ                                                                | 1885       |
| GK                                                                | 1895       |
| GL                                                                | 1905       |
| GM                                                                | 1915       |
| GN                                                                | 1925       |
| GO                                                                | 1935       |
| GP                                                                | 1945       |
| GQ                                                                | 1955       |
| GR                                                                | 1965       |
| GS                                                                | 1975       |
| GT                                                                | 1985       |
| GU                                                                | 1995       |
| GV                                                                | 2005       |
| GW                                                                | 2015       |
| GX                                                                | 2025       |
| GY                                                                | 2035       |
| GZ                                                                | 2045       |
| HA                                                                | 2055       |
| HB                                                                | 2065       |
| HC                                                                | 2075       |
| HD                                                                | 2085       |
| HE                                                                | 2095       |
| HF                                                                | 2105       |
| HG                                                                | 2115       |
| HH                                                                | 2125       |
| HI                                                                | 2135       |
| HJ                                                                | 2145       |
| HK                                                                | 2155       |
| HL                                                                | 2165       |
| HM                                                                | 2175       |
| HN                                                                | 2185       |
| HO                                                                | 2195       |
| HP                                                                | 2205       |
| HQ                                                                | 2215       |
| HR                                                                | 2225       |
| HS                                                                | 2235       |
| HT                                                                | 2245       |
| HU                                                                | 2255       |
| HV                                                                | 2265       |
| HW                                                                | 2275       |
| HX                                                                | 2285       |
| HY                                                                | 2295       |
| HZ                                                                | 2305       |
| IA                                                                | 2315       |
| IB                                                                | 2325       |
| IC                                                                | 2335       |
| ID                                                                | 2345       |
| IE                                                                | 2355       |
| IF                                                                | 2365       |
| IG                                                                | 2375       |
| IH                                                                | 2385       |
| II                                                                | 2395       |
| IJ                                                                | 2405       |
| IK                                                                | 2415       |
| IL                                                                | 2425       |
| IM                                                                | 2435       |
| IN                                                                | 2445       |
| IO                                                                | 2455       |
| IP                                                                | 2465       |
| IQ                                                                | 2475       |
| IR                                                                | 2485       |
| IS                                                                | 2495       |
| IT                                                                | 2505       |
| IU                                                                | 2515       |
| IV                                                                | 2525       |
| IW                                                                | 2535       |
| IX                                                                | 2545       |
| IY                                                                | 2555       |
| IZ                                                                | 2565       |
| JA                                                                | 2575       |
| JB                                                                | 2585       |
| JC                                                                | 2595       |
| JD                                                                | 2605       |
| JE                                                                | 2615       |
| JF                                                                | 2625       |
| JG                                                                | 2635       |
| JH                                                                | 2645       |
| JI                                                                | 2655       |
| JJ                                                                | 2665       |
| JK                                                                | 2675       |
| JL                                                                | 2685       |
| JM                                                                | 2695       |
| JN                                                                | 2705       |
| JO                                                                | 2715       |
| JP                                                                | 2725       |
| JQ                                                                | 2735       |
| JR                                                                | 2745       |
| JS                                                                | 2755       |
| JT                                                                | 2765       |
| JU                                                                | 2775       |
| JV                                                                | 2785       |
| JW                                                                | 2795       |
| JX                                                                | 2805       |
| JY                                                                | 2815       |
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| KA                                                                | 2835       |
| KB                                                                | 2845       |
| KC                                                                | 2855       |
| KD                                                                | 2865       |
| KE                                                                | 2875       |
| KF                                                                | 2885       |
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| KI                                                                | 2915       |
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| KK                                                                | 2935       |
| KL                                                                | 2945       |
| KM                                                                | 2955       |
| KN                                                                | 2965       |
| KO                                                                | 2975       |
| KP                                                                | 2985       |
| KQ                                                                | 2995       |
| KR                                                                | 3005       |
| KS                                                                | 3015       |
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| KT2 6OJ                                                           | 5575       |
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| KT2 6OW                                                           | 5705       |
| KT2 6OX                                                           | 5715       |
| KT2 6OY                                                           | 5725       |
| KT2 6OZ                                                           | 5735       |
| KT2 6PA                                                           | 5745       |
| KT2 6PB                                                           | 5755       |
| KT2 6PC                                                           | 5765       |
| KT2 6PD                                                           | 5775       |
| KT2 6PE                                                           | 5785       |
| KT2 6PF</                                                         |            |



## Guide Price £875,000

- Detached Home
- Three Bedrooms
- Open Plan Ground Floor Layout
- Well Presented Internally
- Off Street Parking

- Private Rear Garden
- Downstairs WC
- Sought After Location
- EPC Rating - D
- Council Tax Banding - F

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

## Description

Welcome to this charming three-bedroom detached house located on this sought after North Kingston road. As you step inside, you'll be greeted by a spacious open-plan ground floor, providing a bright and airy atmosphere throughout. The interior is in good condition, offering a comfortable and inviting space for you to make your own. The ground floor boasts a double reception room, perfect for entertaining guests or simply relaxing with your family, plus a modern kitchen. The first floor provides three bedrooms and a family bathroom. Additionally there is off street parking to the front and a lovely private garden to the rear. Located in the heart of Kingston Upon Thames, this property offers not just a house, but a lifestyle being within close proximity to local amenities, schools, and transport links, you'll have everything you need right at your fingertips. Don't miss out on the opportunity to own this delightful property in a prime location. Call us now to book your viewing!

## 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.

