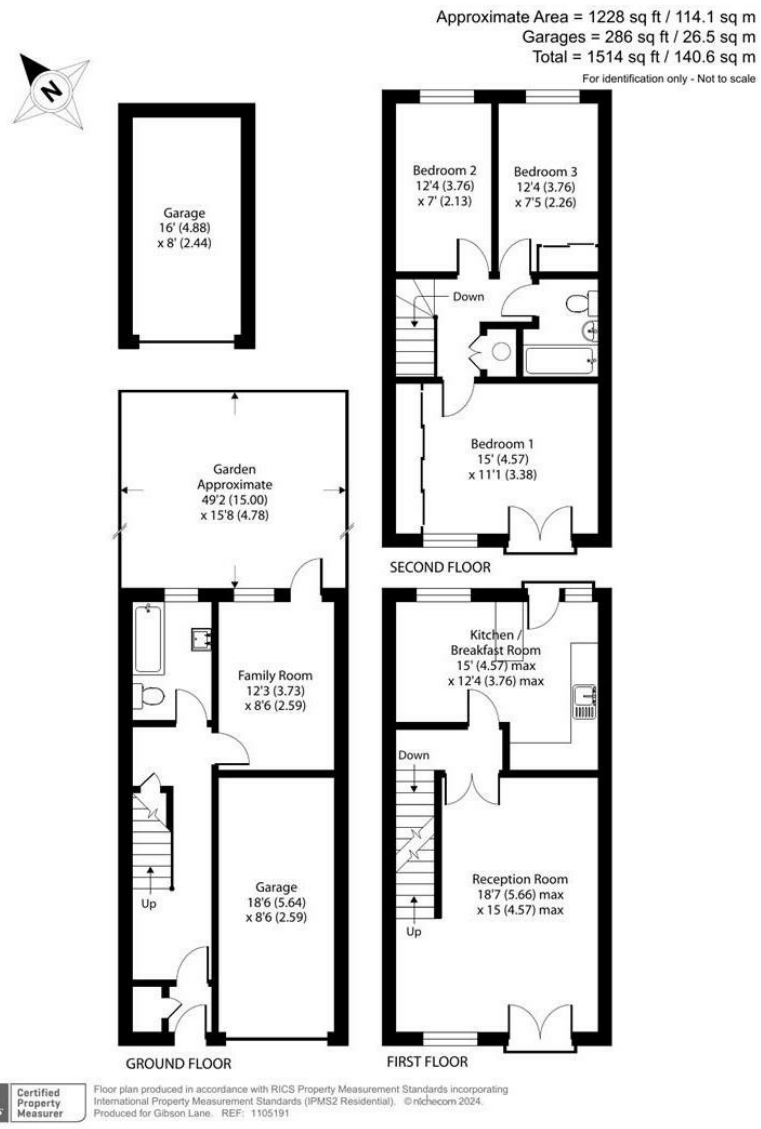
# Eaton Drive

Kingston Upon Thames KT2 7QX




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Gibson Lane. REF: 1105191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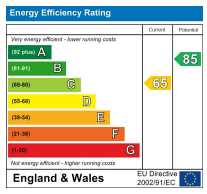


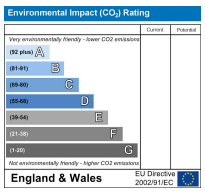


## Important Information

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 £750,000

- No Onward Chain
- Three Storey Townhouse
- Integral Garage
- Huge Scope to Modernise and Expand (STNC)
- Three/Four Bedrooms
- Spacious Accommodation Approaching 1400sqft
- Off Street Parking
- EPC Rating - TBC
- Council Tax Banding - TBC

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

## Description

NO ONWARD CHAIN! A pretty townhouse situated within a private development in North Kingston moments from Richmond Park offering spacious and flexible accommodation approaching 1400sqft arranged over three floors (including integral garage). The ground floor provides a study/bedroom/ family room, a bathroom and a large garage spanning over 18ft (which is often converted into internal living space). The first floor contains the kitchen and a large reception room both with Juliette balcony's. The top floor has three bedrooms and another bathroom. Externally there is a lovely rear garden which is larger than most in the development, plus off street parking to the front. The property has plenty of scope to modernise and expand on the ground floor (subject to necessary consent). There are also stunning communal gardens with a pond on this private development and viewings are highly recommended to truly appreciate what this property has to offer.

## Situation

Eaton Drive is an extremely sought after private road. The property is well situated for Norbiton station, giving direct access to Waterloo, and the A3 which serves both London and the M25. The area is highly regarded for the quality of its schools, in both the private and state sectors, and for its proximity to beautiful Richmond Park. Additionally, Kingston town centre, with its array of shops, restaurants and bars, is a short distance away.