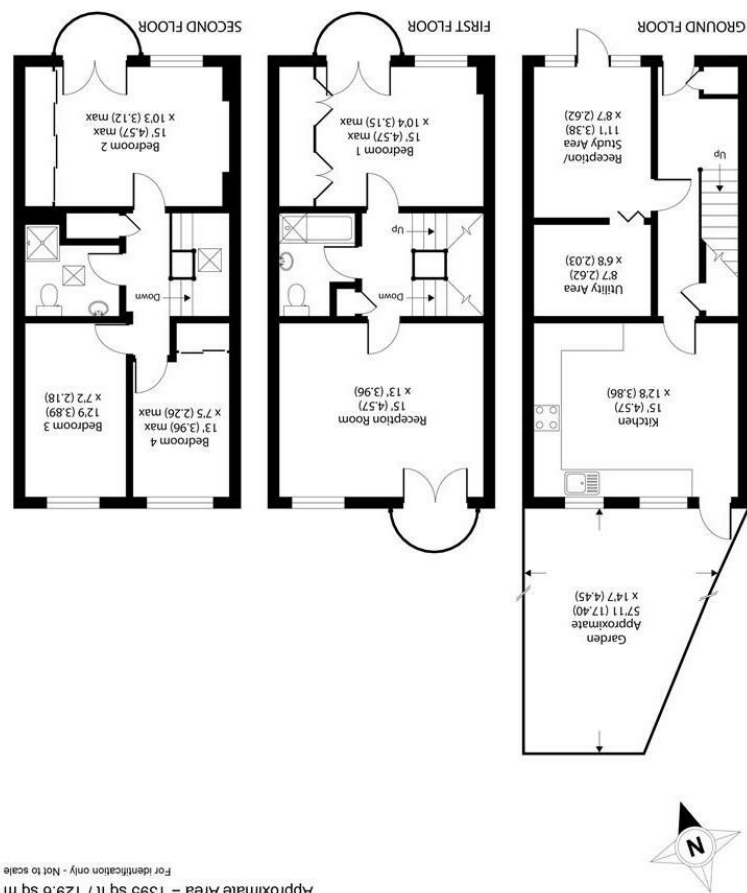
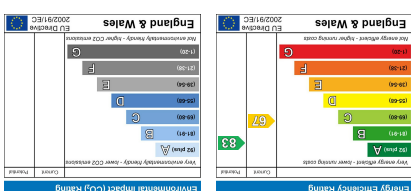


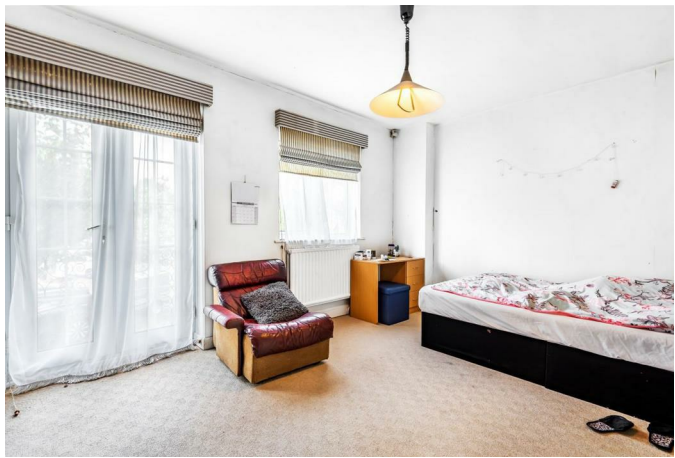


Approximate Area = 1395 sq ft / 129.6 sq m  
For identification only - Not to scale

34 Richmond Road  
Kingston upon Thames  
Surrey  
KT12 5ED  
www.gibsonlane.co.uk  
Tel: 020 8546 5444

gilson lane





## Eaton Drive

Kingston Upon Thames KT2 7QT

**Guide Price £775,000**

An impressive three storey townhouse situated on a popular private road in North Kingston.

### Description

A stunning townhouse requiring modernisation with spacious and flexible accommodation approaching 1400 sq ft arranged over three floors with no onward chain. To the ground floor there is a stunning kitchen/dining room leading to a secluded south west facing private rear garden. There is also a reception/study area and utility area with potential to convert in to an open reception area. The first floor consists of reception room with delightful Juliet balcony, master bedroom and family bathroom. There are three further bedrooms and shower room on the second floor and externally there is ample off street parking to the front. There is a stunning communal garden and pond on this private development and viewings are highly recommended.

### Situation

Eaton Drive is an extremely sought after address with a real community feel and forms part of the Liverpool Road conservation area. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London & the M25. Additionally, beautiful Richmond Park is just a short walk away and there is good access Kingston town centre, with its array of shops, restaurants and bars. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors.

**Tenure:** Freehold

**Local Authority:** Kingston Upon Thames

