

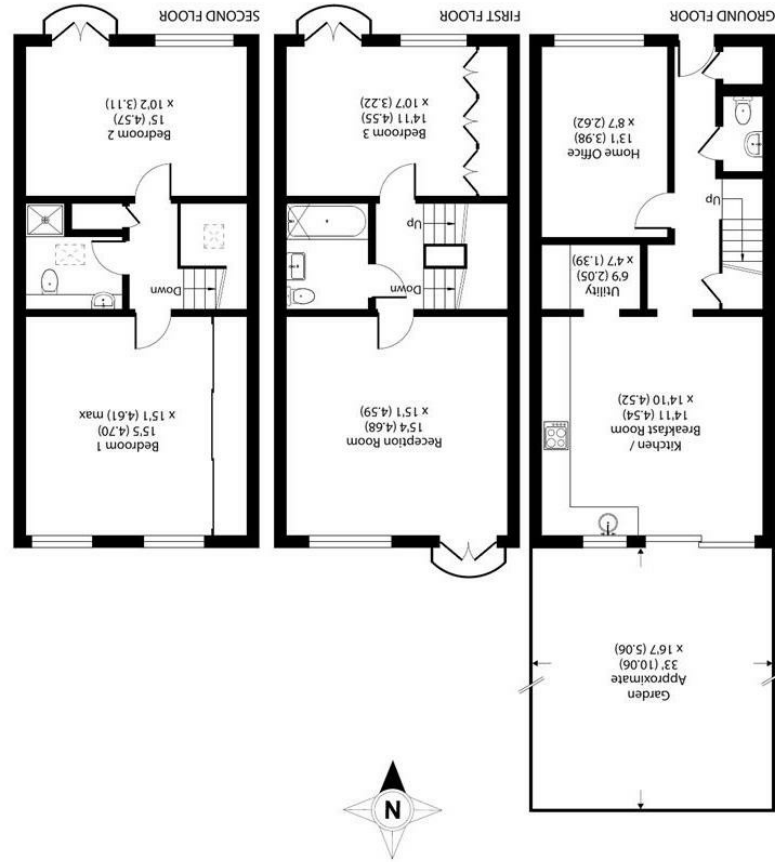
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	70

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Redkcom 2024. Produced for Gibson Lane, REF: 1206734



Approximate Area = 1521 sq ft / 141.3 sq m  
 For identification only - Not to scale

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444



Eaton Drive  
 Kingston Upon Thames KT2 7QT



## Guide Price £900,000

- Private Road/ Cul De Sac
- End Of Terrace Town House
- Three Double Bedrooms/Two Bathrooms
- Utility Room and Downstairs WC
- Modern Open plan Kitchen Diner
- Off Street Parking for Two Cars
- Immaculately Presented Internally
- South Facing Rear Garden
- EPC Rating - C
- Council Tax Band - F

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

## Description

An immaculately presented brick fronted end of terrace town house situated in this sought after private road in North Kingston moments from Richmond Park.

This exquisite bright and airy home has been beautifully renovated over the years to a contemporary yet homely charm, perfect for family life and entertaining, the ground floor comprises of welcoming entrance hall, downstairs WC, home office/play room/potential 4th bedroom, utility room off the stunning modern open plan kitchen/diner with modern sliding doors leading out onto a delightfully landscaped south facing private rear garden and shed.

To the upper floors there is an impressive 15ft x15ft reception room, family bathroom and double bedroom on the first floor and primary bedroom with large fitted wardrobe and an additional double bedroom and shower room on the second floor.

There is also the added bonus of off street parking for at least two cars to the front. Viewings are highly recommended to appreciate what this stunning home has to offer!

## Situation

Eaton Drive is an extremely sought after address 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, Kingston town centre, with its array of shops, restaurants and bars is a short distance away. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors, these include Tiffin Boys' and Girls', Kingston Grammar, Rokeby and Marymount schools.

