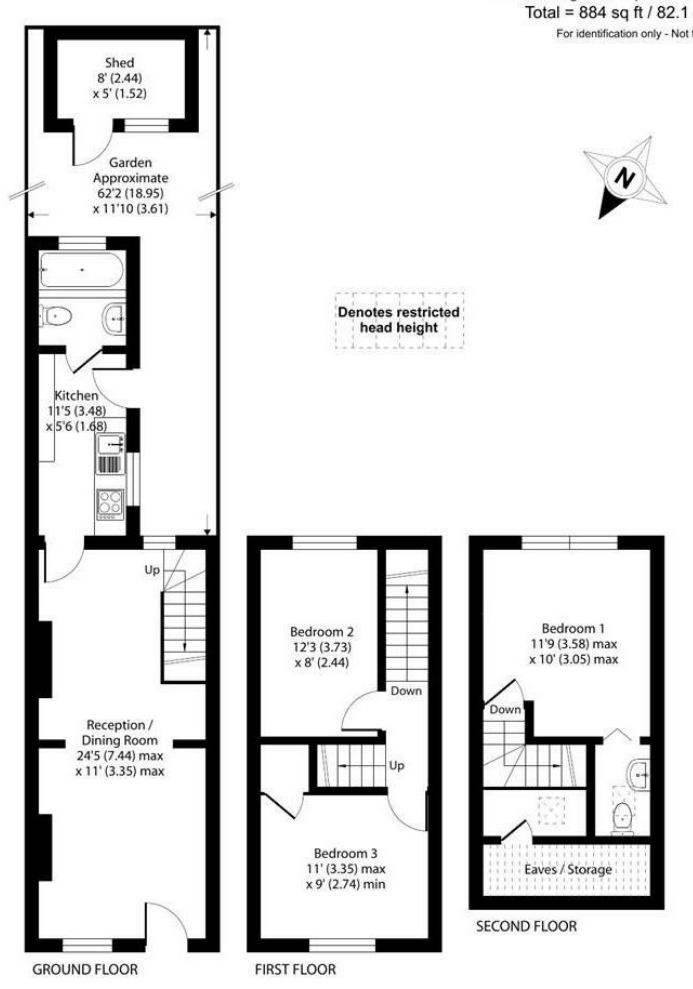
Approximate Area = 805 sq ft / 74.7 sq m
Including Limited Use Area(s) = 39 sq ft / 3.6 sq m
Outbuilding = 40 sq ft / 3.7 sq m
Total = 884 sq ft / 82.1 sq m
For identification only - Not to scale

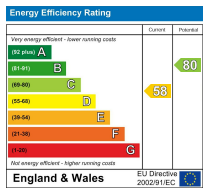


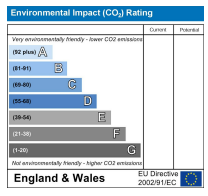

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 813826

gibson lane

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




**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.

The Property Ombudsman
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## Guide Price £700,000

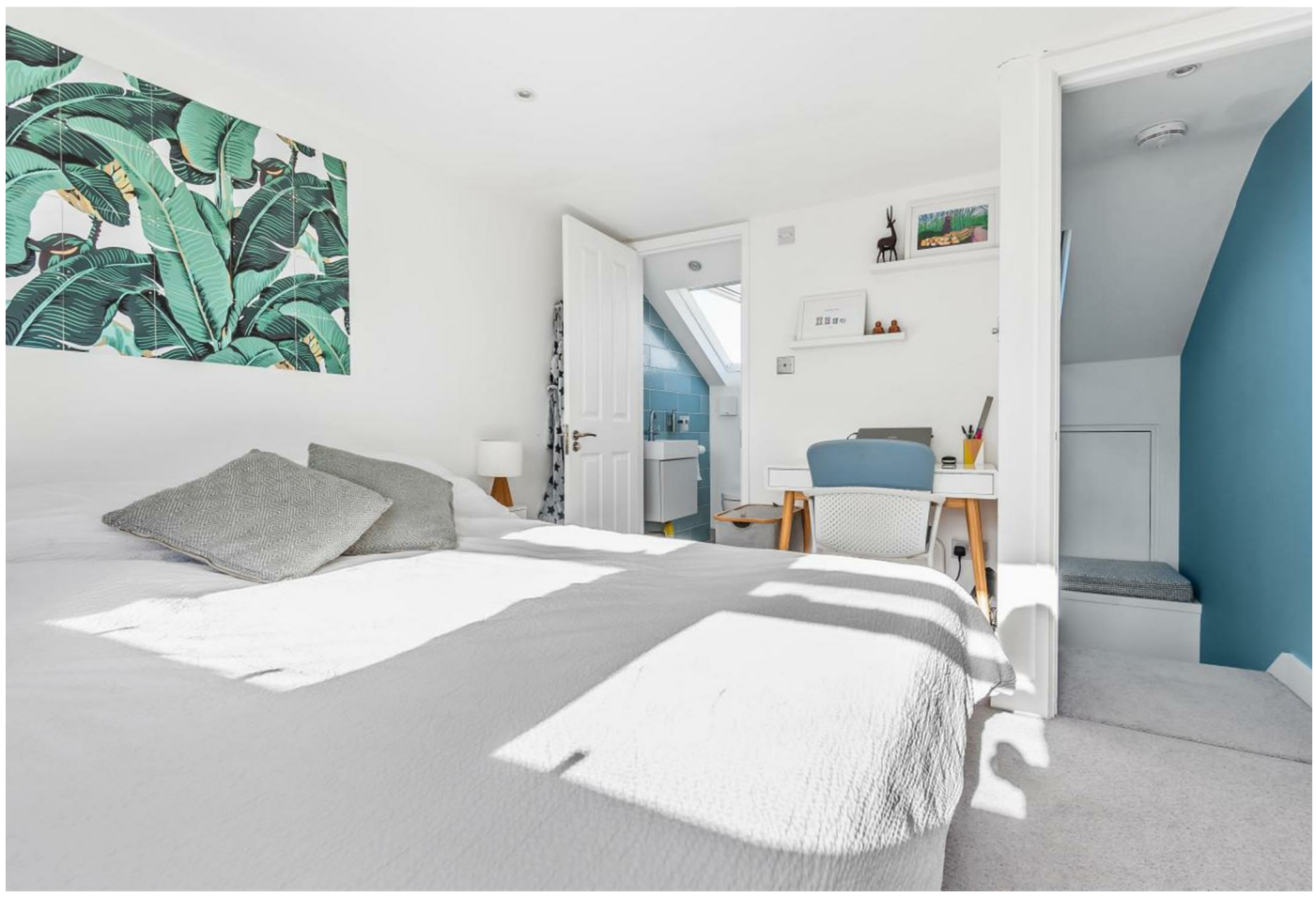
- Three Double Bedrooms
- Loft Converted
- Potential to Extend Further (STPP)
- South Facing Garden
- Presented to a High Standard
- North Kingston Location
- EPC - D
- Council Tax Band - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

## Description

A pretty three bedroom mid terraced family home situated in a popular North Kingston road within easy reach of Norbiton and Kingston train stations, and excellent local schools. The property offers accommodation approaching 900sqft and is presented to a very high standard internally, with two interconnecting reception rooms, kitchen and modern family bathroom on the ground floor, two double bedrooms on the first floor, and a spacious master suite in the loft with an en-suite WC. There is a South facing rear garden and further potential to extend the property, subject to necessary planning consents.



## Situation

Elton Road is located in sought after North Kingston, conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Kingston and Norbiton stations giving direct access into Waterloo and the A3 which serves both London & the M25. 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 sectors and the area has an extensive range of leisure facilities.