



















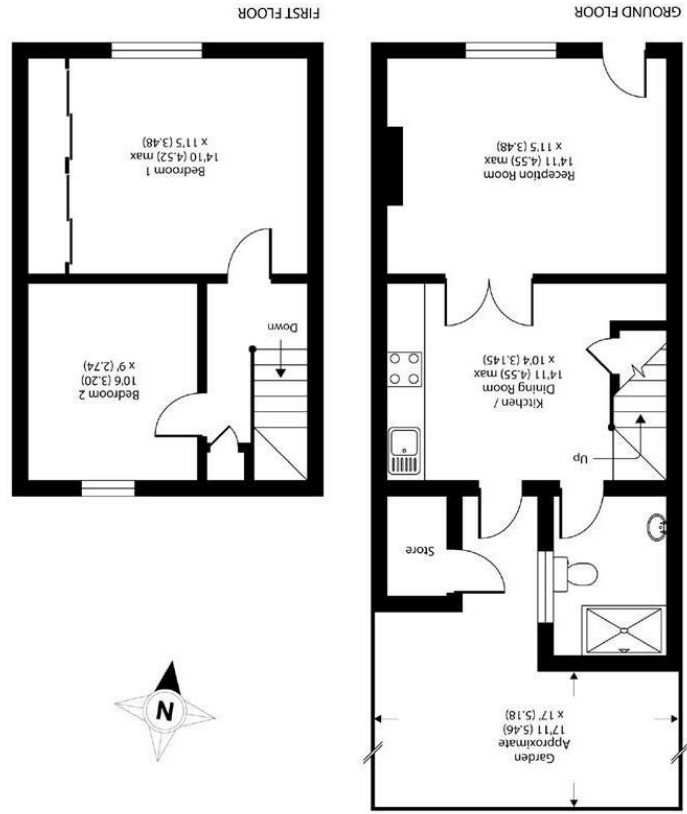


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A 85-95 Very good 100%	 B 10-15 Low 100%
 B 79-84 Good 91%	 C 16-20 Medium 81%
 C 69-78 Fair 75%	 D 21-25 High 61%
 D 59-68 Fair 62%	 E 26-30 High 50%
 E 50-58 Fair 51%	 F 31-35 High 39%
 F 45-49 Fair 46%	 G 36-40 High 35%
 G 35-44 Fair 39%	 H 41-45 High 30%
 H 29-34 Fair 29%	 I 46-50 High 21%
 I 21-28 Fair 21%	 J 51-55 High 13%
 J 1-20 Fair 13%	 K 56-60 High 5%



APPROX. GROSS INTERNAL FLOOR AREA 724 SQ FT 67.3 SQ METRES (EXCLUDES STORE)

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 Surrey  
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gibson lane



23 Elton Road  
 Kingston Upon Thames KT2 6BZ



**Elton Road**  
Kingston Upon Thames KT2 6BZ  
**Asking Price £600,000**

A well presented two double bedroom Victorian home situated in this popular North Kingston location convenient for Norbiton Station and Kingston Town Centre.

### Description

An immaculately presented mid terrace Victorian house with accommodation in excess of 700 sq ft arranged over two floors. The ground floor currently provides a light and airy reception room with wood burning stove, stunning modern Eat in kitchen with patio doors leading directly onto an exquisitely landscaped private south facing rear garden. There is also an impressive downstairs shower room. To the upper floor there are two double bedrooms. Externally in addition to the rear garden there is the added benefit of outside storage.

### Situation

Elton Road is located in this sought after North Kingston address 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.

**Tenure:** Freehold  
**Local Authority:** Kingston Upon Thames

