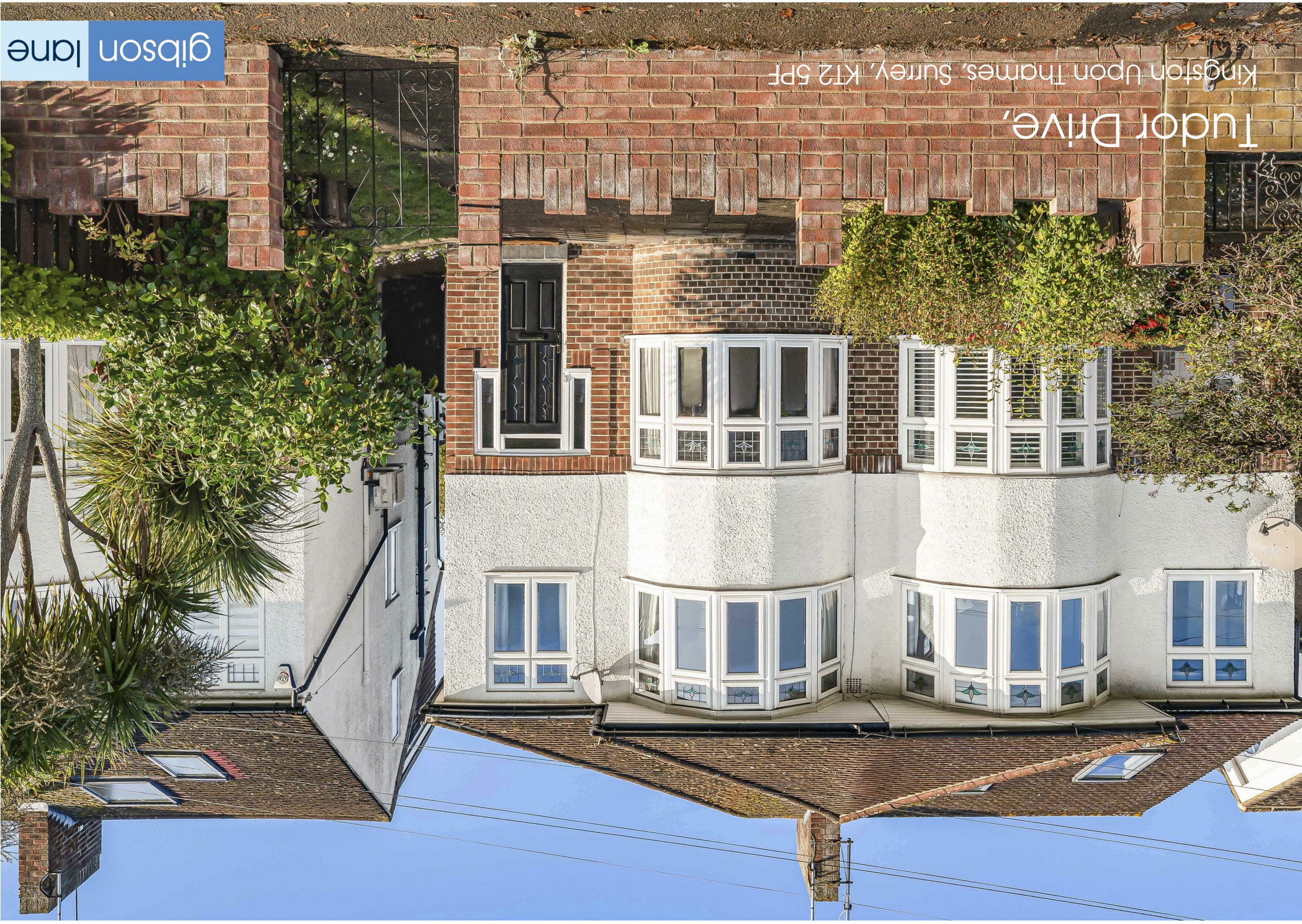
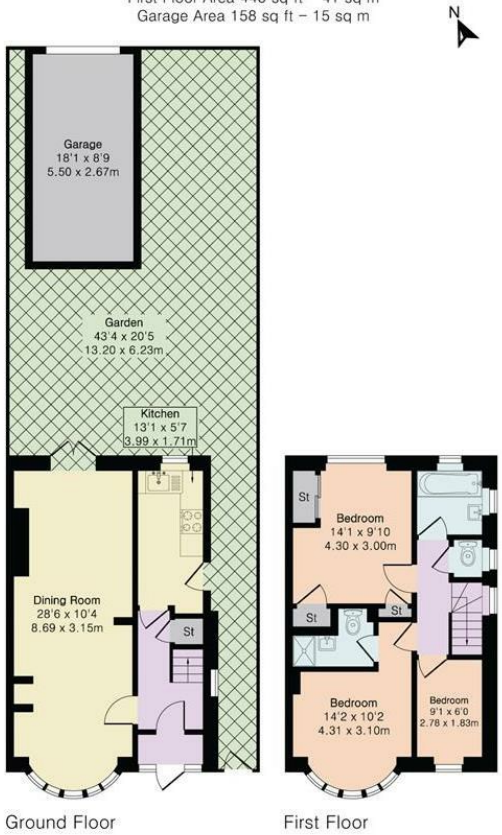


# Tudor Drive,

Kingston upon Thames, Surrey, KT2 5PF

**Approximate Gross Internal Area 1044 sq ft - 97 sq m (Including Garage)**
**Approximate Gross Internal Area 886 sq ft - 82 sq m (Excluding Garage)**
Ground Floor Area 443 sq ft – 41 sq m
First Floor Area 443 sq ft – 41 sq m
Garage Area 158 sq ft – 15 sq m




Ground Floor First Floor

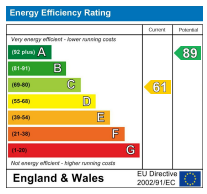

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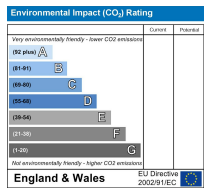
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444


PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

The Property Ombudsman
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- Attractive Semi-Detached Family Home
- Double Reception
- Separate Kitchen
- 2 Double Bedrooms & 1 Single Bedroom
- 2 Modern Bathrooms (Including 1 En-Suite)
- Delightful 43ft Rear Garden With Rear and Side Access - *Garage not included within tenancy*
- Popular North Kingston location
- Great Location For Excellent Rated Local Schools
- EPC Rating - D
- Council Tax Band - E



£3,000 Per Calendar Month

Tudor Drive,
Kingston Upon Thames,
Surrey,
KT2 5PF



## Description:

Gibson Lane proudly present to the market this charming 1930's semi detached family home situated on this sought after North Kingston Road and ideally positioned for the excellent Ofsted rated local schools. This attractive family home provides generous accommodation approaching 900sqft arranged over two floors comprising: double reception room, fitted kitchen with shaker style units, three bedrooms, family bathroom with separate W.C and an en-suite shower room to the front bedroom. Externally the property benefits from a paved front garden and a delightful 43ft rear garden.

*Garage not included within tenancy*

## Location:

Tudor Drive is a popular residential road ideally situated in the sought after North Kingston area. The property is within close proximity of Richmond Park and conveniently positioned for the River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. Kingston town centre with its array of shops and restaurants is a short distance away and the A3 with routes to London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector.

**Furnishing:** Unfurnished
**Local Authority:** Kingston upon Thames
**Council Tax Band:** E
**Available Date:**
**Deposit:** £3,461
**Tenancy Term:** Long Term





