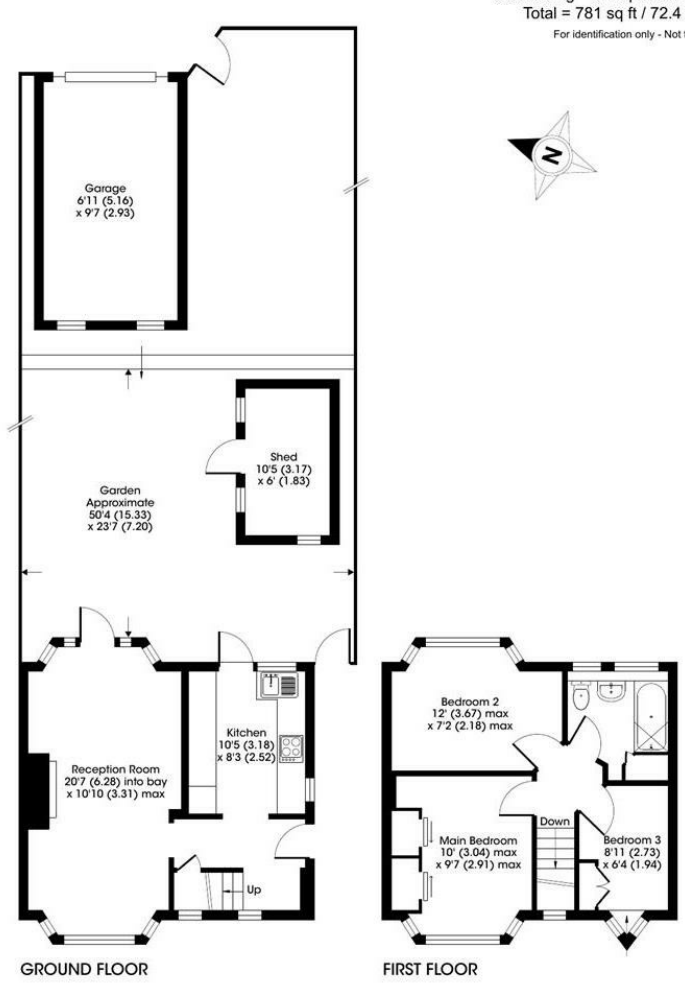
Cardinal Avenue,

Kingston Upon Thames, Surrey, KT2 5SB

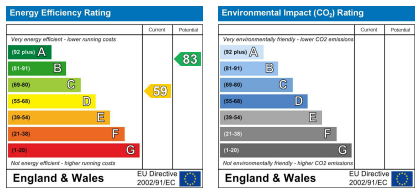
Approximate Area = 719 sq ft / 66.7 sq m (excludes garage)
Outbuilding = 62 sq ft / 5.7 sq m
Total = 781 sq ft / 72.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1221562

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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- End of Terrace Family Home
- Large Through Lounge
- Separate Modern Kitchen
- 3 Bedrooms
- 1 Bathroom
- Large Rear Garden With Garage
- Short Walk To Richmond Park
- Excellent Location With Local School Catchment Zones
- EPC Rating - D
- Council Tax Band - E

£2,750 Per Calendar Month

Cardinal Avenue,
Kingston Upon Thames,
Surrey,
KT2 5SB

Description:

Gibson Lane present to the market a delightful end of terrace three bedroom family home which is located close to the excellent rated local schools. Presented very well throughout this property provides ideal living space for a family across two floors. The ground floor offers a lovely double reception through lounge with separate fully fitted modern kitchen. Onto the first floor you are presented with 2 good size double bedrooms offering lovely bay windows and a small third bedroom which is ideal for a home office or cot room. External benefits to this house include a very large rear garden which has a large garage and garden shed.

Location:

Cardinal Avenue is a sought after road ideally situated in the popular Tudor Estate in North Kingston. The property is conveniently positioned for both Kingston and Richmond stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston and Richmond town centres with their array of shops and restaurants are a short distance away and Latchmere Rec, the River Thames and Richmond park are all near by. 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: 20th August 2025
Deposit: £3,173
Tenancy Term: Long Term