Eaton Drive

Kingston Upon Thames KT2 7QT

Approximate Area = 1596 sq ft / 148.2 sq m

For identification only - Not to scale

gibson lane

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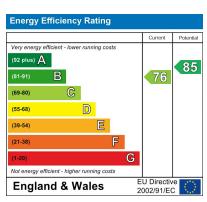
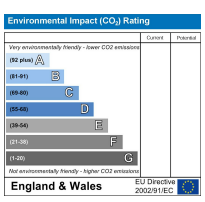
RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1133153





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 £900,000

- Town House
- no Onward Chain
- Sought After Private Road
- Two Reception Rooms
- Fully Fitted Modern Kitchen With Additional Pantry Room
- Four Double Bedrooms
- Two Bathrooms
- Off-Street Parking
- EPC Rating - C
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

Gibson Lane proudly present to the market this delightful town house on a very popular private road in one of North Kingston most desirable locations.
The property is in very good order throughout and provides ample living for families across three floors in excess of 1500 sqft. The ground floor provides a long entrance hallway with ample storage & W/C toilet along with fully fitted modern kitchen to the front which benefits from a walk in pantry/utility room and a lovely rear reception room that accesses the pretty rear garden.
On the second floor you are presented with the second reception room which overlooks the rear garden, family bathroom with bath & shower and a large double bedroom with fitted wardrobes. The upper floor provides three further double bedrooms and tiled shower room.
Further benefits to this excellent house include off street parking and stunning communal gardens with a nature pond on the private development and just a stones throw from Richmond Park.

Situation

Eaton Drive is an extremely sought after private road. The property is well situated for Norbiton station, giving direct access to Waterloo, and the A3 which serves both London and the M25. The area is highly regarded for the quality of its schools, in both the private and state sectors, and for its proximity to beautiful Richmond Park. Additionally, Kingston town centre, with its array of shops, restaurants and bars, is a short distance away.