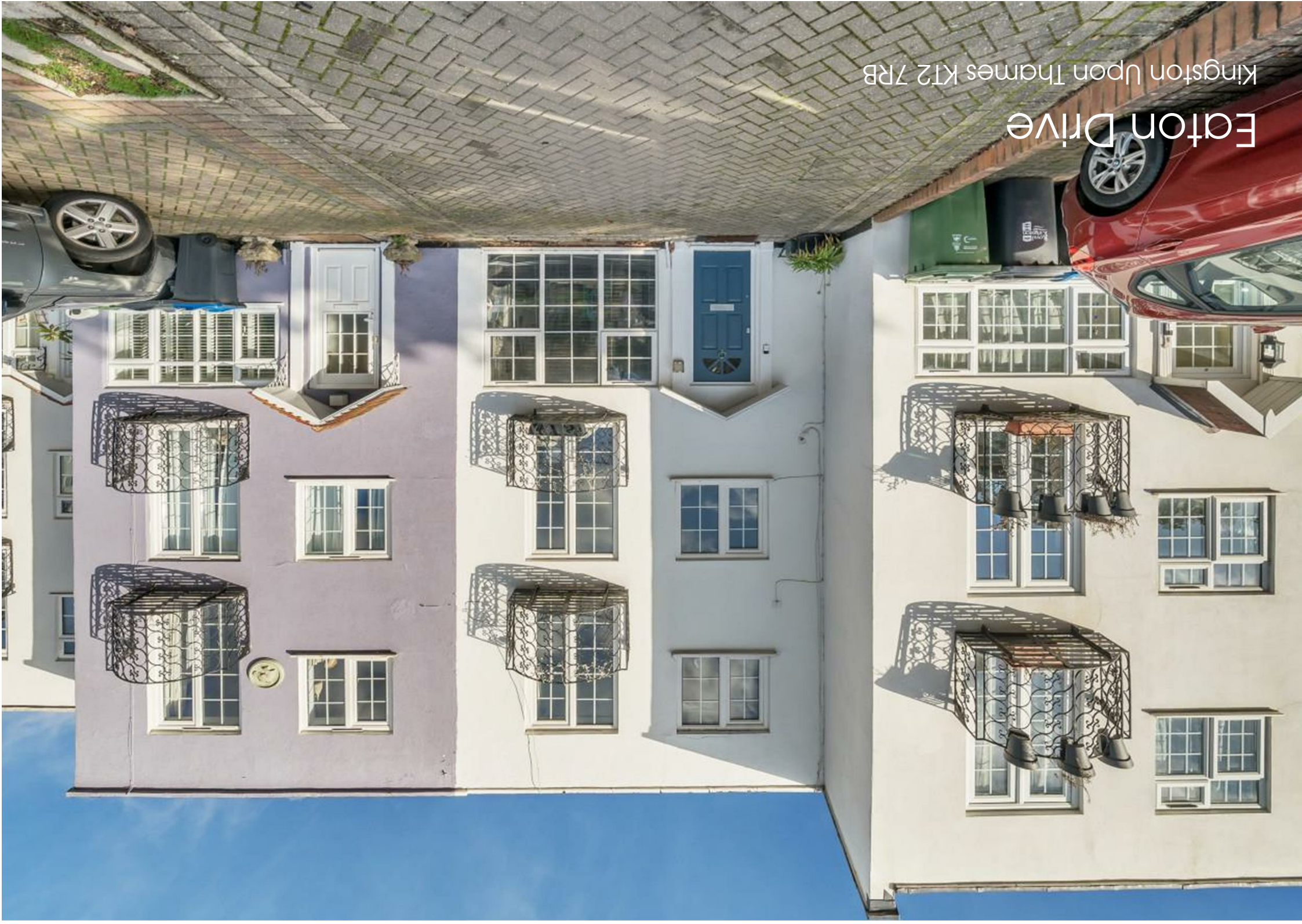
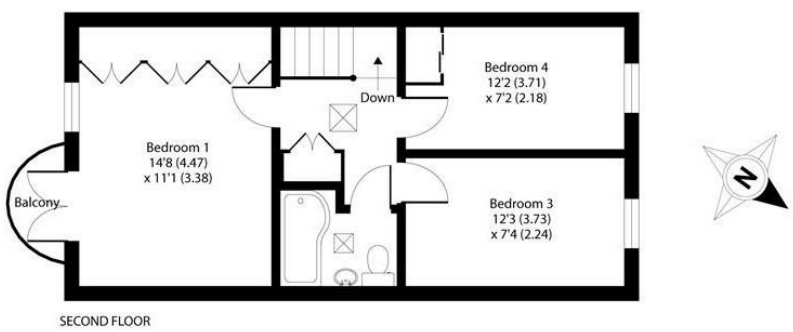


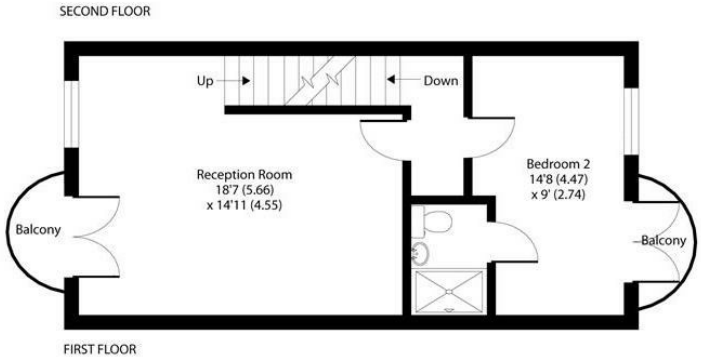
Eaton Drive

Kingston Upon Thames KT2 7RB

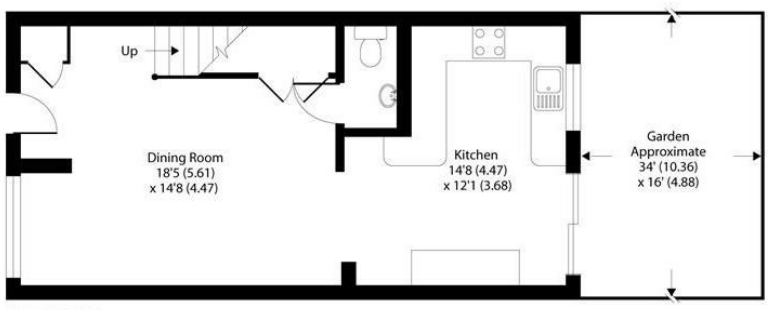
APPROX. GROSS INTERNAL FLOOR AREA 1386 SQ FT 128.7 SQ METRES



SECOND FLOOR



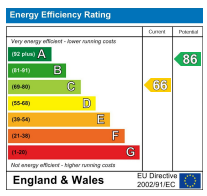
FIRST FLOOR

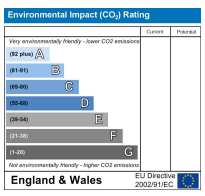


GROUND FLOOR

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 £875,000

- Located within a Private Estate
- Four Bedroom Townhouse
- Immaculately Presented
- Accommodation Approaching 1400 sqft
- Off Street Parking
- Scope to Expand (STNC)
- North Kingston Location
- Moments from Richmond Park
- EPC Rating - D
- Council Tax Banding - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An immaculately presented townhouse, situated within a quiet, private cul-de-sac in North Kingston, offers spacious accommodation approaching 1400 sq ft, arranged over three floors. The property has been renovated throughout and is finished to an impeccable standard, providing an ideal home for modern family living. The ground floor of this lovely home features a beautifully designed, open plan kitchen/dining room spanning an impressive 31ft deep which sliding doors leading onto a well landscaped private rear garden, ideal for entertaining. Also located on the ground floor is a WC and plenty of storage under the stairs. The first floor comprises a spacious reception room spanning 18.7ft x 15 ft, featuring a Juliet balcony overlooking the greenery of the estate plus an en-suite bedroom with Juliette balcony. On the second floor, there are three further bedrooms to include the master which has built in wardrobes and Juliette balcony. There is also a family bathroom. The residents of Eaton Drive also enjoy the use of attractive communal grounds which includes lawns, a duckpond and private gated pedestrian access onto Kingston Hill.

Situation

Eaton Drive is an extremely sought after address and forms part of the Liverpool Road Conservation Area. 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.