



34 Richmond Road  
Kingsutton Upon Thames  
Surrey KT2 5ED  
[www.gibsonslane.co.uk](http://www.gibsonslane.co.uk)  
Tel: 020 8546 5444

APPROX. GROSS INTERNAL FLOOR AREA 849 SQ FT 78.9 SQ METRES





- Victorian Semi-Detached House
- Two Double Bedrooms
- Spacious Reception Room
- Large Modern Bathroom With Bath & Shower
- Stunning Garden
- Modern
- Underfloor Heating
- Conservatory
- EPC Rating - D
- Council Tax Band - D



£2,400 Per Calendar Month

Acre Road,  
Kingston Upon Thames,  
Surrey,  
KT2 6EF



#### Description:

Gibson Lane present a charming two double bedroom Victorian semi detached house situated in the heart of North Kingston within easy reach of both Richmond Park and the River Thames. Internally the property is presented to a very high standard providing a spacious reception room with underfloor heating, modern fitted kitchen with integrated appliances and a fully glazed conservatory. The first floor provides two double bedrooms with fitted cupboards and a family size modern bathroom with bath & shower. Further benefits include a stunning rear garden with patio area and garden shed, fantastic location just moments away from the centre of Kingston and a hive heating system which can be controlled from a mobile device. Unfurnished.



#### Location:

Acre Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and Kingston station 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 sector.

**Furnishing:** Unfurnished

**Local Authority:** Kingston upon Thames

**Council Tax Band:** D

**Available Date:** 12th March 2025

**Deposit:** £2,769

**Tenancy Term:** Long Term