Approximate Gross Internal Area 1381 sq ft - 128 sq m

Basement Area 197 sq ft – 18 sq m
Ground Floor Area 598 sq ft – 56 sq m
First Floor Area 586 sq ft – 54 sq m

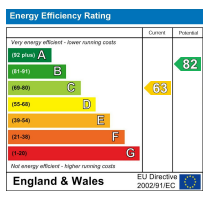
gibson lane

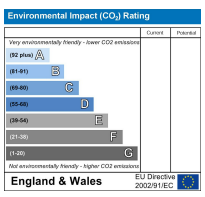
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

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.

gibson lane





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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- Lovely Semi-Detached Family Home
- Modern Kitchen & Diner
- 2 Reception Rooms
- 4/5 Bedrooms - 2/3 Doubles - 2 Singles
- 1 Large Tiled Bathroom With Bath & Shower
- Good Size Rear Garden
- Off Street Parking
- Basement - Storage use only
- EPC Rating - D
- Council Tax Band - E

£3,500 Per Calendar Month

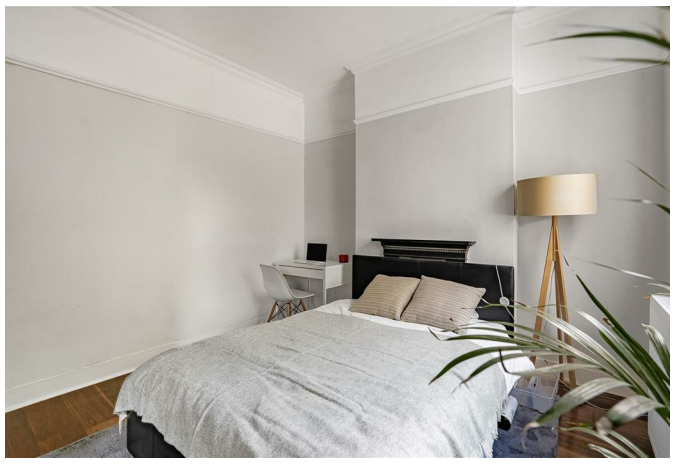
Denmark Road,
Kingston Upon Thames,
Surrey,
KT1 2SD

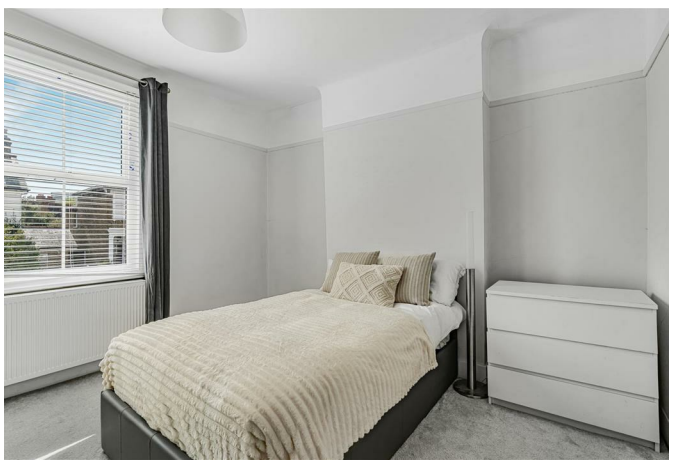
Description:

Gibson Lane are delighted to market this beautiful modernised Victorian semi-detached family home in a great location close to Kingston town centre. The property provides excellent living space for a family arrange over two floors, the ground floor benefits from a lovely front reception room with bespoke fitted shelving & cosy bay window seat, second reception room which can be used as a dining room or 5th bedroom, along with the two reception rooms this lovely house offers a stunning modern kitchen to the rear of the property with space for dining. Upstairs there are two good size double bedrooms and two additional single bedrooms which could be used for a home office or walk-wardrobe, the large modern tiled bathroom provides bath & shower and double sink. Further attributes include off-street parking for one car, private rear garden and basement which can be used as storage at your own discretion.

Location:

Denmark Road is a highly sought after road in the heart of the Spring Grove community and forms part of the popular Grove Crescent Conservation area. The location is convenient for both Kingston and Surbiton town centres with their extensive range of shops, bars and restaurants. There are multiple transport options to include Surbiton Station with its fast link into London Waterloo, there is also good access to the A3 leading to London and the M25. There is a number of highly regarded schools locally to include St Johns, Surbiton High, Hollyfield, Kingston Grammar and the Tiffin Schools. There are small parks close by at Fairfield and Villers Road, Richmond Park is a short drive away and the Thames with its pleasant riverside walks runs between Kingston and Surbiton.





Furnishing: Unfurnished
Local Authority: Kingston Upon Thames
Council Tax Band: E
Available Date:
Deposit: £4,038
Tenancy Term: Long Term