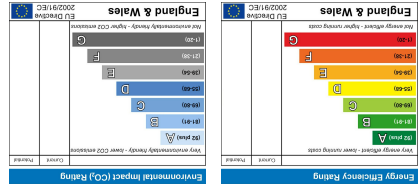




Clifton Road,
Kingston Upon Thames, Surrey, KT2 6PL

gibson lane

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



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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.

PINK PLAN

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.

Protected
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The Property Ombudsman



- Semi-Detached Family Home
- 3 Double Bedrooms
- Underfloor & Gas Central Heating
- Open-Plan Living/Kitchen Area
- Spacious Outbuilding With Power Supply
- 2 Modern Bathrooms plus WC
- Unfurnished
- Patio Garden
- EPC rating - D
- Council Tax Rating - E



£3,600 Per Calendar Month

Clifton Road,
Kingston Upon Thames,
Surrey,
KT2 6PL

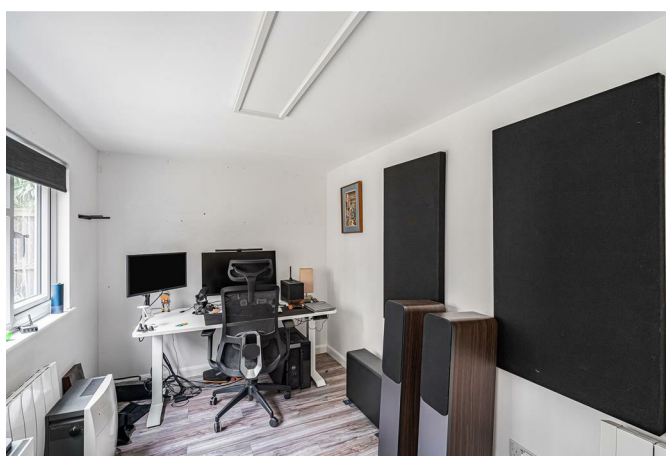
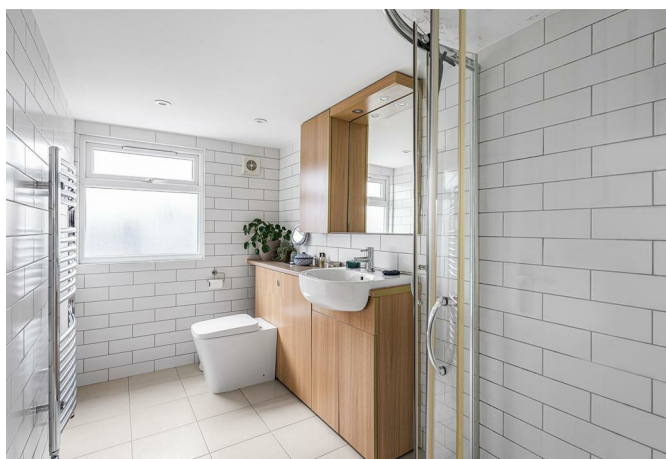


Description:

Gibson Lane proudly present to market this modern semi-detached family home in the popular North Kingston area. The property consists of three bedrooms, two family bathrooms with an extra WC, open plan living/dining area with a generously sized fully fitted kitchen, and a spacious outbuilding with heating within the private patio garden. Modernised exceptionally throughout, this stunning family home is located close to highly-regarded schools, with direct buses to both Richmond and Kingston, where there are a parade of shops, including a chemists, post office and doctors surgery.

Location:

Clifton Road is located in this sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Kingston and Norbiton stations 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 sectors and the area has an extensive range of leisure facilities.



Furnishing: Unfurnished

Local Authority: Kingston Upon Thames

Council Tax Band: E

Available Date: 22nd May 2026

Deposit: £4,153

Tenancy Term: Long Term