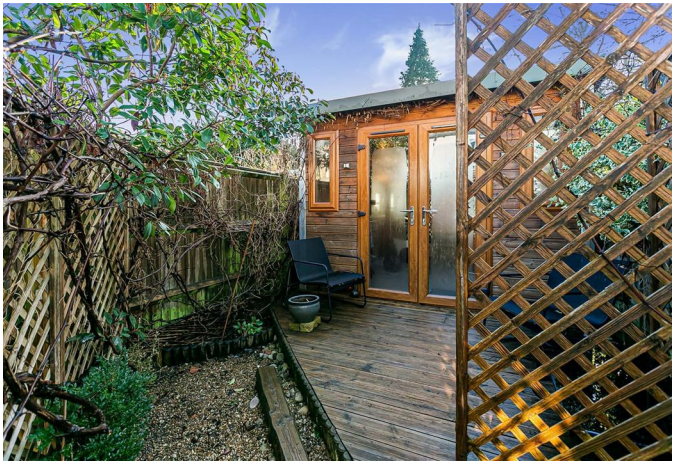


Energy Efficiency Rating	Environment Impact (CO ₂) Rating



34 Richmond Road
Kingston upon Thames
Surrey
KT2 6ED
www.gibsonlane.co.uk
Tel: 020 8546 5444





Guide Price £575,000

- Mid Terrace Period House
- Two Bedrooms
- Well Presented Internally
- North Kingston Location
- Close to Transport Links

- Potential to Extend (STPP)
- EPC Rating
- Council Tax Band - D

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A delightful recently renovated two double bedroom period cottage situated on this sought after North Kingston Road. The property is presented to a great standard throughout, with accommodation in excess of 680 sq ft excluding a well equipped outbuilding/gym with power and internet. The ground floor comprises of open plan Living/dining room with a very attractive open staircase, modern kitchen and bathroom at the back. To the upper floor there are two double bedrooms, one with en suite w.c., both with built in storage.

The property may have potential to extend (STNC) and benefits from a southerly facing rear garden complete with fantastic outbuilding. Also, the front garden has space for bicycle/motorcycle storage. This property is being sold chain free and is sure to attract attention so don't miss the opportunity to view this lovely property.

Situation

Elton Road is located in sought after North Kingston, 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.

