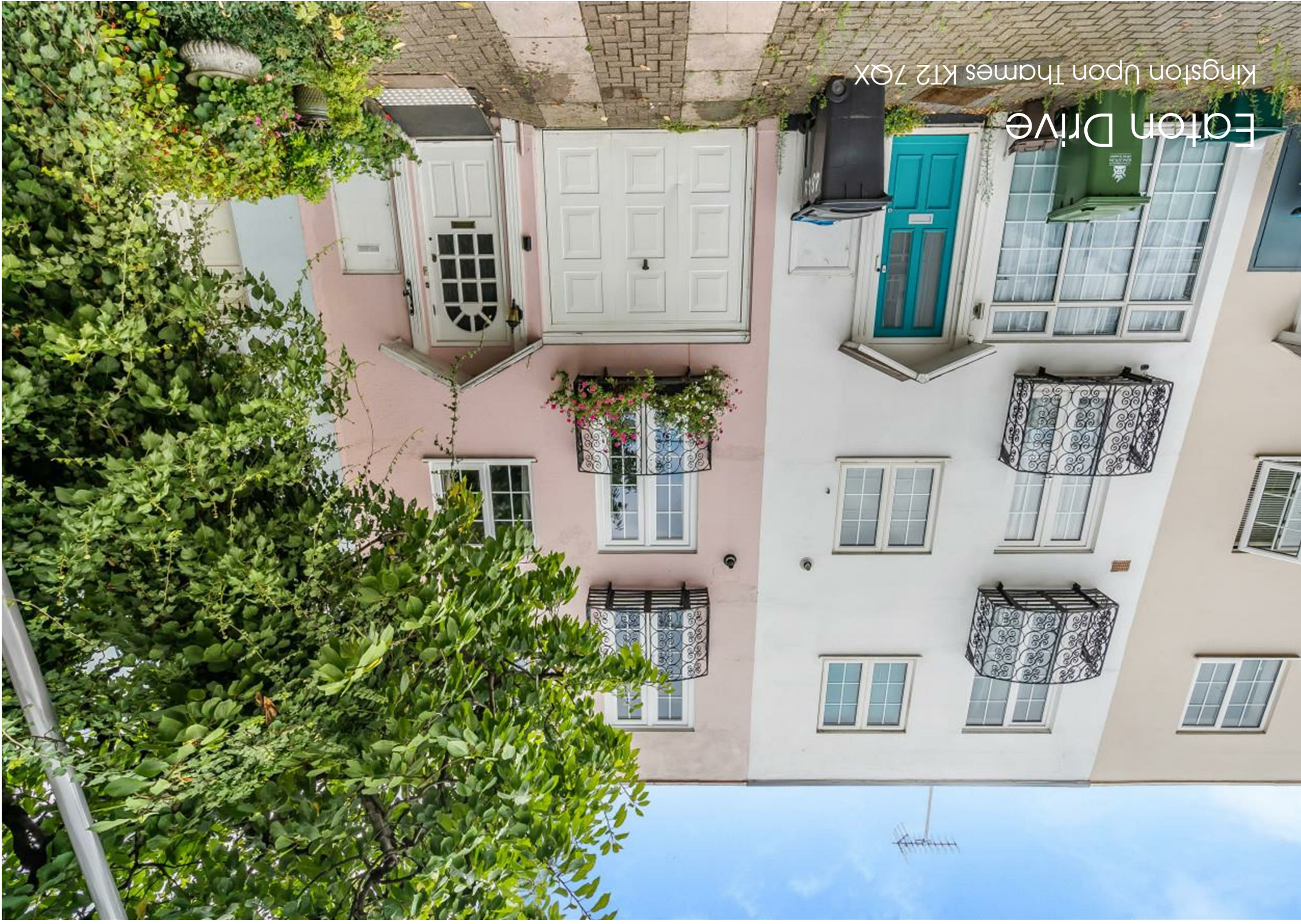
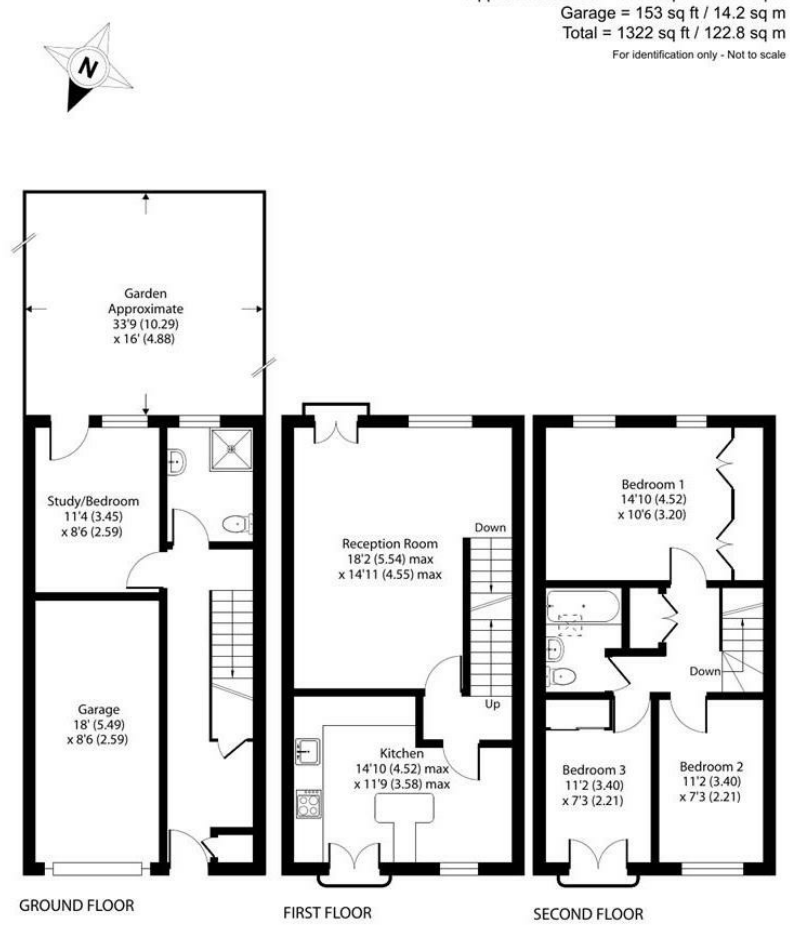
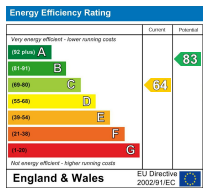


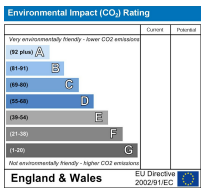
Approximate Area = 1169 sq ft / 108.6 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1322 sq ft / 122.8 sq m
For identification only - Not to scale



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

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Gibson Lane. REF: 882070





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
naea | propertymark PROTECTED
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Guide Price £750,000

- NO ONWARD CHAIN
- Townhouse
- Off Street Parking
- Four Bedrooms
- Garage

- South Facing Garden
- Accommodation in excess of 1300sqft
- Located within a Private Estate
- EPC Rating - D
- Council Tax - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

NO ONWARD CHAIN! A pretty townhouse situated within a private development in North Kingston moments from Richmond Park offering spacious and flexible accommodation in excess of 1300sqft arranged over three floors. The ground floor provides a study/bedroom and a bathroom with the first floor containing the kitchen and a large reception room both with Juliette balcony's. The top floor has three bedrooms and another bathroom. Externally there is a lovely secluded South facing rear garden, a large garage spanning 18ft (which is often converted into internal living space) plus off street parking. The property has plenty of scope to modernise and expand on the ground floor (subject to necessary consent). There are also stunning communal gardens with a pond on this private development and viewings are highly recommended to truly appreciate what this property has to offer.

Situation

Eaton Drive is an extremely sought after private road. 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.