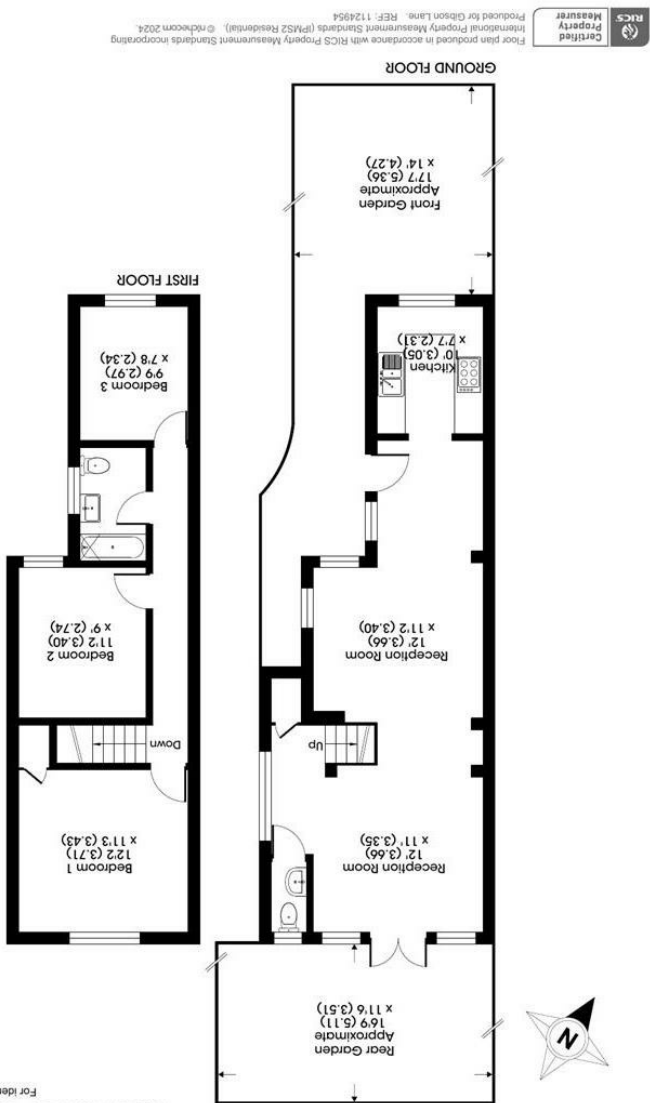


Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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.

England & Wales	
2020/21 EPC	2020/21 EPC
100.000	100.000
95.000	95.000
90.000	90.000
85.000	85.000
80.000	80.000
75.000	75.000
70.000	70.000
65.000	65.000
60.000	60.000
55.000	55.000
50.000	50.000
45.000	45.000
40.000	40.000
35.000	35.000
30.000	30.000
25.000	25.000
20.000	20.000
15.000	15.000
10.000	10.000
5.000	5.000
0.000	0.000

Approximate Area = 955 sq ft / 88.7 sq m
For identification only - Not to scale



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

gibson lane

East Road

Kingston Upon Thames KT2 6EL



Guide Price £875,000

- Detached Home
- Three Bedrooms
- Open Plan Ground Floor Layout
- Well Presented Internally
- Off Street Parking

- Private Rear Garden
- Downstairs WC
- Sought After Location
- EPC Rating - D
- Council Tax Banding - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

Welcome to this charming three-bedroom detached house located on this sought after North Kingston road. As you step inside, you'll be greeted by a spacious open-plan ground floor, providing a bright and airy atmosphere throughout. The interior is in good condition, offering a comfortable and inviting space for you to make your own. The ground floor boasts a double reception room, perfect for entertaining guests or simply relaxing with your family, plus a modern kitchen. The first floor provides three bedrooms and a family bathroom. Additionally there is off street parking to the front and a lovely private garden to the rear. Located in the heart of Kingston Upon Thames, this property offers not just a house, but a lifestyle being within close proximity to local amenities, schools, and transport links, you'll have everything you need right at your fingertips. Don't miss out on the opportunity to own this delightful property in a prime location. Call us now to book your viewing!

Situation

East Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned between Richmond Park and the River Thames, Kingston station giving direct access into Waterloo is moments away. The A3 which serves both London & the M25 is easily accessible by car, 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. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

