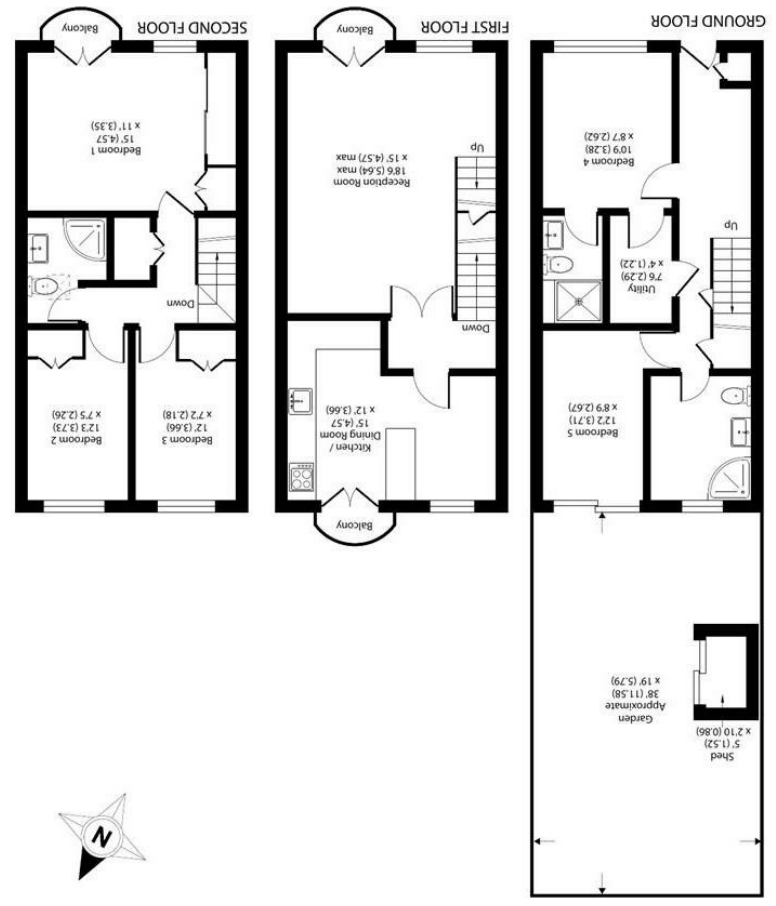


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © Gibson Lane, 2024.  
 Produced for Gibson Lane, REF: 122507



Approximate Area = 1356 sq ft / 125.9 sq m  
 Outbuilding = 14 sq ft / 1.3 sq m  
 Total = 1370 sq ft / 127.2 sq m  
 For identification only - Not to scale

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



**Eaton Drive**  
 Kingston Upon Thames KT2 7RB



### Guide Price £850,000

- No Onward Chain
- Mid Terrace Townhouse
- Four/Five Bedrooms
- Three Bathrooms
- Off Street Parking for Two Cars
- Private Road over looking the Pond and Willow Tree
- Close To Richmond Park
- EPC Rating - E
- Council Tax Band - F

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

### Description

Located within this desirable private estate, this beautiful townhouse boasts ample accommodation in excess of 1350sqft arranged over three floors.

The ground floor provides two bedrooms, utility room and two bathrooms. The first floor contains a modern kitchen and large reception room spanning an impressive 18.6ft by 15ft. The top floor offers a further three bedrooms and an additional bathroom, providing ample space for comfortable living.

Externally there is off street parking available for one vehicle (plus residents permit parking), and a landscaped private rear garden measuring almost 40ft deep, perfect for entertaining guests, plus storage shed.

Situated in a sought-after private road, this townhouse exudes charm and character, whether you're looking for a family home with room to grow or a stylish residence in a prime location, this terraced house on Eaton Drive presents a unique opportunity to own a lovely home in this popular estate. Sold with no onward chain, call us now to book your viewing.

### Situation

Eaton Drive is an extremely sought after address and forms part of the Liverpool Road conservation area. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London & the M25. Additionally, Kingston town centre, with its array of shops, restaurants and bars is a short distance away. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors, these include Tiffin Boys' and Girls', Kingston Grammar, Rokeby and Marymount schools.

