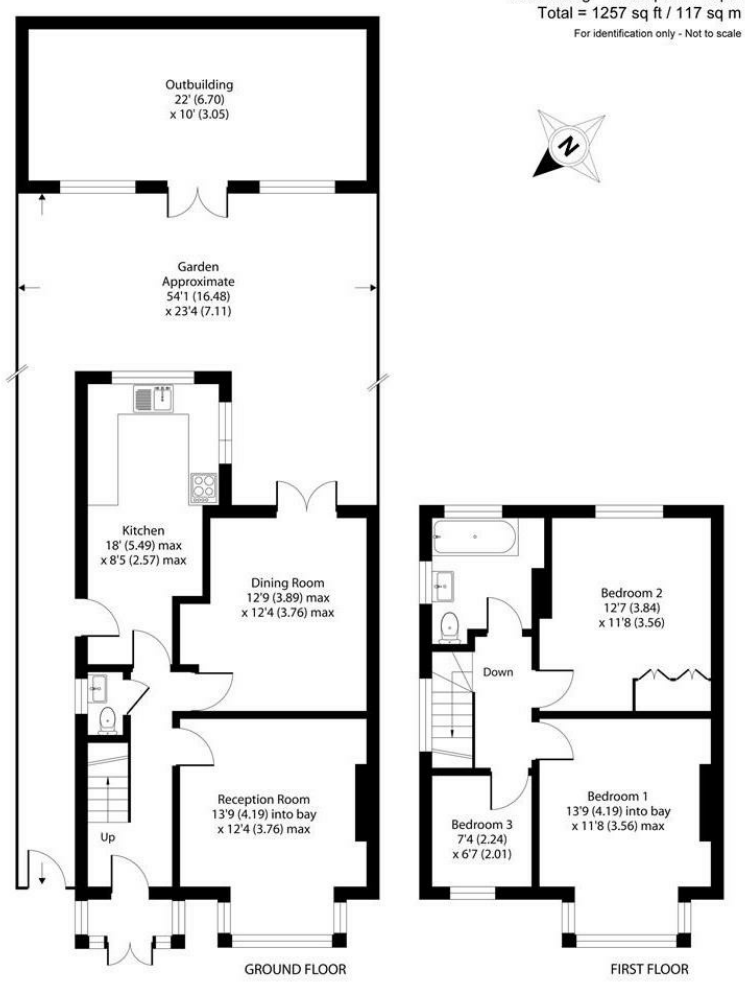
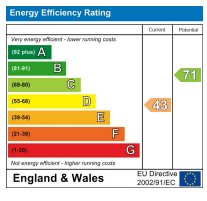
# Latchmere Road,

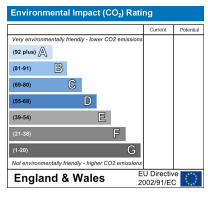
Kingston upon Thames, Surrey, KT2 5TW

Approximate Area = 1034 sq ft / 96 sq m
Outbuilding = 223 sq ft / 21 sq m
Total = 1257 sq ft / 117 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Gibson Lane. REF: 768455





gibson lane

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



**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
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- Detached 3 Bedroom Family Home
- 2 Reception Rooms
- Modern Fitted Kitchen
- 2 Double Bedrooms
- 1 Single Bedroom
- Family Bathroom With Bath & Shower
- Off-Street Parking
- Garage
- EPC Rating - E
- Council Tax Band - E

£3,000 Per Calendar Month

Latchmere Road,
Kingston Upon Thames,
Surrey,
KT2 5TW

**Description:**

Gibson Lane present a large detached three bedroom family home situated in one of the most sought after North Kingston roads. Internally the property offers two spacious reception rooms, fully fitted modern kitchen with integrated appliances and a w.c toilet to the ground floor. The first floor offers two large double bedrooms, single bedroom and a tiled bathroom with bath & shower. Further benefits include off-street parking, family friendly rear garden and a garage to the rear ideal for storage.

**Location:**

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Latchmere Road is an extremely sought after address. The property is ideally situated for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops, restaurants & bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls. The area also has an extensive range of leisure facilities.

**Furnishing:** Unfurnished
**Local Authority:** Kingston Upon Thames
**Council Tax Band:** E
**Available Date:** 11th October 2023
**Deposit:** £3,461
**Tenancy Term:** Long Term