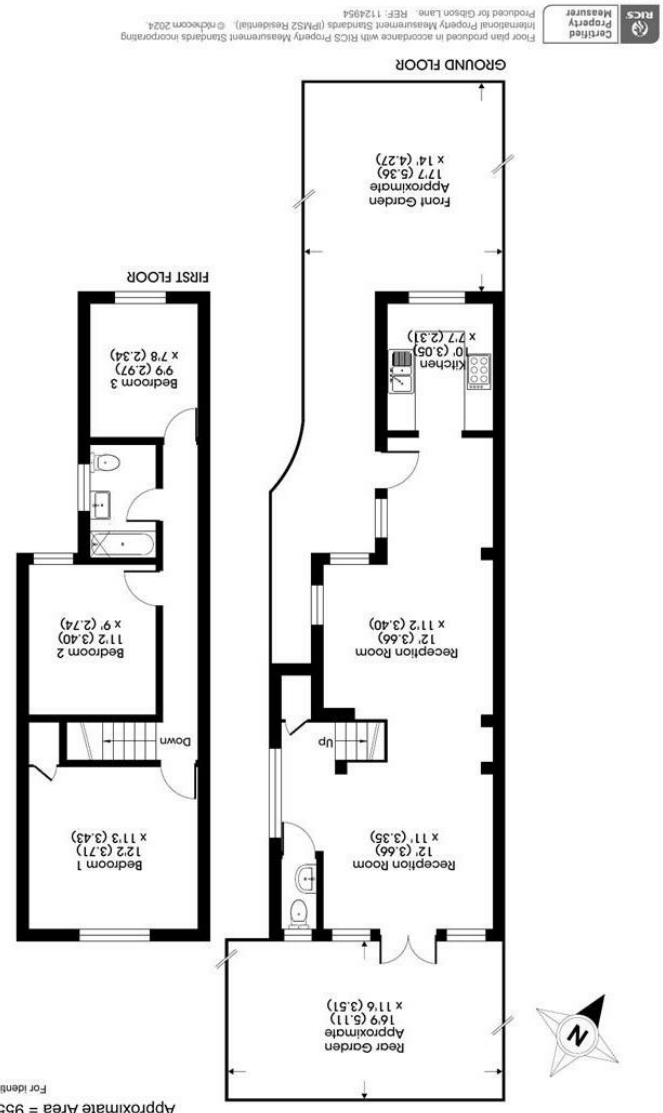


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Energy Efficiency Rating	
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	39-48
G	35-38

Environmental Impact (CO ₂) Rating	
A	10-20
B	21-35
C	36-50
D	51-65
E	66-80
F	81-95
G	96-120



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



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.

