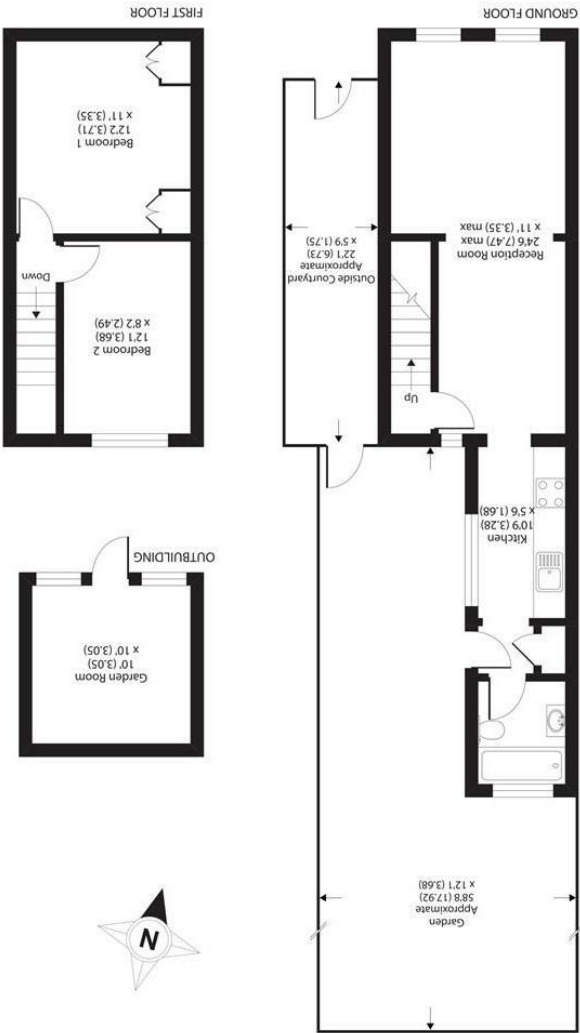


Important Information  
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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	
EU Standard	2020/1815/C
Best available reference - Approx. energy rating	100
100	A
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APPROX. GROSS INTERNAL FLOOR AREA 668 SQ FT 62 SQ METRES  
(EXCLUDES OUTBUILDING)

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

gibson lane

Elton Road  
Kingston Upon Thames KT2 6BZ







### Guide Price £610,000

- End of Terrace Period House
  - Two Bedrooms
  - Home Office
  - Well Presented Internally
  - North Kingston Location
  - Close to Transport Links
  - Potential to Extend (STPP)
  - EPC Rating - D
  - Council Tax Band - D
- \* Tenure: Freehold                      \* Local Authority: Kingston Upon Thames

### Description

A delightful two double bedroom period cottage situated on this sought after North Kingston Road. The property is presented to a great standard throughout, with accommodation in excess of 650 sqft. The ground floor comprises of open plan Living/ dining room with two large characterful sash windows to the front, modern kitchen and bathroom at the back. To the upper floor there are two double bedrooms both with built in storage. The property has potential to extend (STNC) and benefits from a large south facing rear garden complete with fantastic home office.

### Situation

Elton Road is located in sought after North Kingston, conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Kingston and Norbiton stations giving direct access into Waterloo and the A3 which serves both London & the M25. 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 sectors and the area has an extensive range of leisure facilities.

