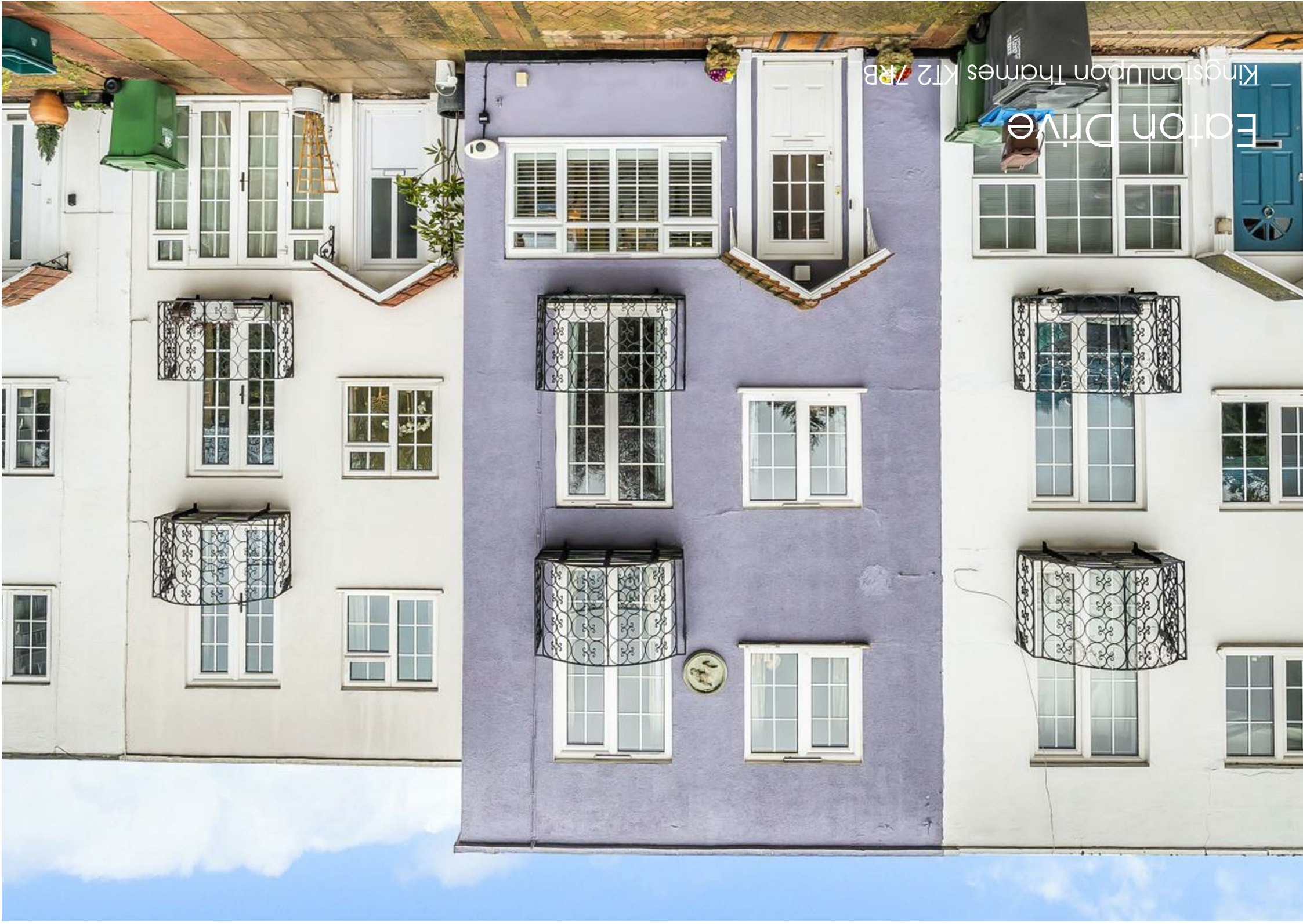
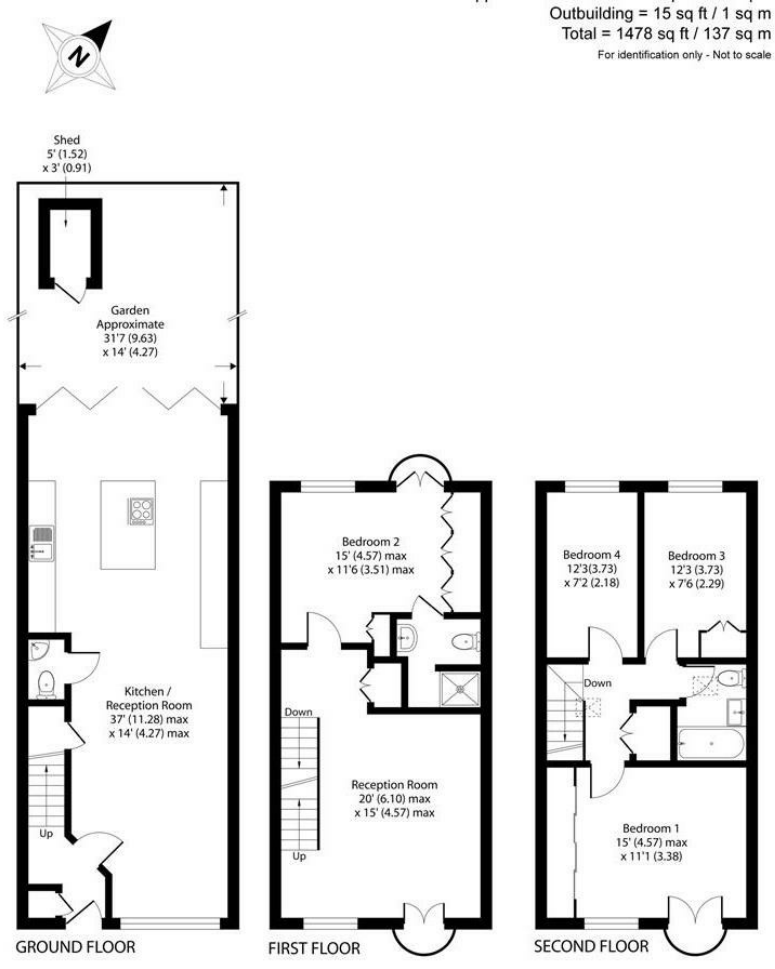


Approximate Area = 1463 sq ft / 135 sq m
Outbuilding = 15 sq ft / 1 sq m
Total = 1478 sq ft / 137 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Gibson Lane. REF: 650873

gibson lane

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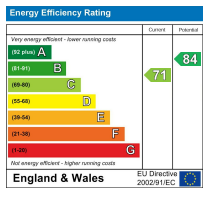

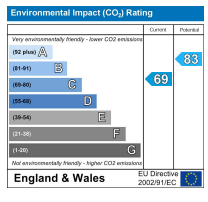

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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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Guide Price £900,000

- Town House
- Well Presented Internally
- Off Street Parking
- Stunning Open Plan Kitchen
- Four Bedrooms
- Two Bathrooms
- Private Road
- EPC Rating - C
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A modern townhouse with spacious and flexible accommodation approaching 1500 sq ft arranged over three floors. The impressive entertaining area is on the ground floor with a 37' X 14' Living/Kitchen/Diner with Bi fold doors leading directly onto a private rear garden, there is also the added bonus of a downstairs WC. To the upper floors there is an additional reception room with Juliet balcony over looking the stunning pond and communal gardens on this private development. Master bedroom with stunning en suite and three further bedrooms and family bathroom. Externally there is off street parking to the front. Viewings are highly recommended.

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.