

**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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V
W	W
X	X
Y	Y
Z	Z

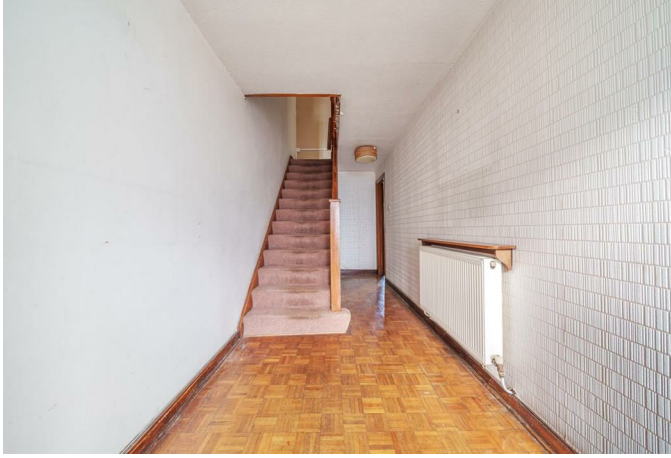


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 Surrey  
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Eaton Drive  
 Kingston Upon Thames KT2 7RB



### Guide Price £675,000

- Town House
- Four Bedrooms
- Garage
- Private Road
- Off Street Parking

- In need of modernization
- No Onward Chain
- Two Bathrooms
- EPC Rating - E
- Council Tax Band - F

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

### Description

NO ONWARD CHAIN! This attractive townhouse is situated within a private development in North Kingston moments from Richmond Park offering spacious and flexible accommodation in excess of 1100sqft arranged over three floors. The ground floor provides a study/bedroom and a bathroom with the first floor containing the kitchen and a large reception room both with Juliette balcony's. The top floor has three bedrooms and another bathroom. Externally there is a lovely secluded paved rear garden, a large garage spanning 16.9ft (which is often converted into internal living space) plus off street parking. The property has plenty of scope to modernise and expand on the ground floor (subject to necessary consent). There are also stunning communal gardens with a pond on this private development and viewings are highly recommended to truly appreciate what this property has to offer.

### Situation

Eaton Drive is an extremely sought after private road. The property is well situated for Norbiton station, giving direct access to Waterloo, and the A3 which serves both London and the M25. The area is highly regarded for the quality of its schools, in both the private and state sectors, and for its proximity to beautiful Richmond Park. Additionally, Kingston town centre, with its array of shops, restaurants and bars, is a short distance away.

