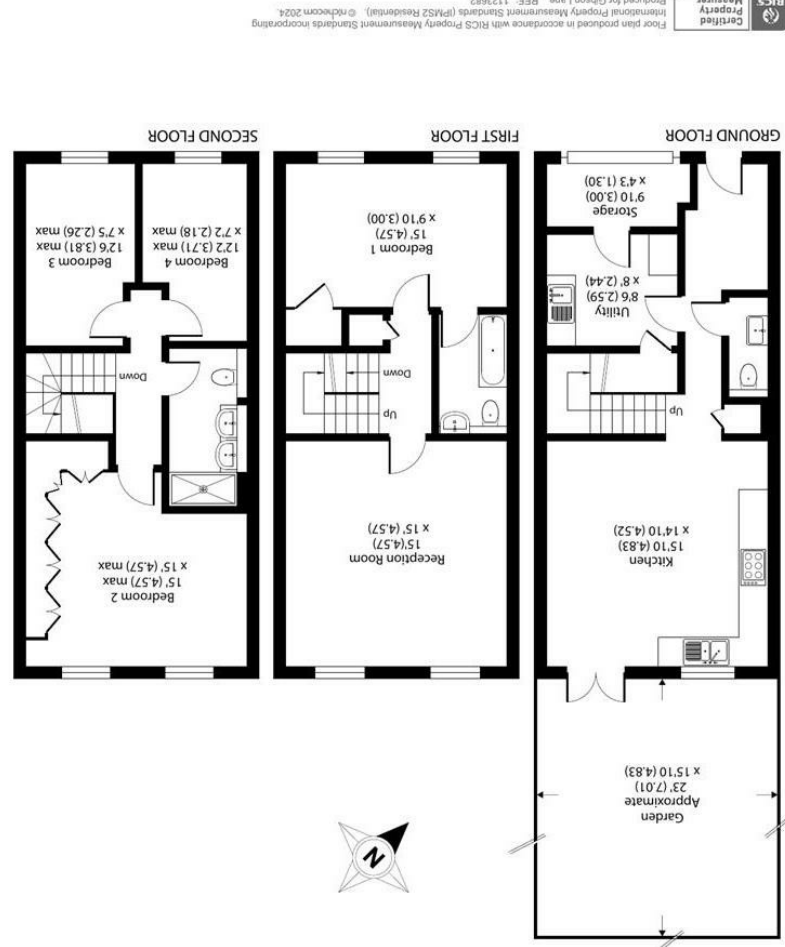


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



Approximate Area = 1569 sq ft / 145.7 sq m  
 For identification only - Not to scale

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





Heatherdale Close  
 Kingston Upon Thames KT2 7SU



## Guide Price £1,000,000

- Stunning Town House
- Off Street Parking
- Quiet Cul De Sac
- Moments from Richmond Park
- Four Bedrooms

- South East Facing Garden
- Utility and Downstairs WC
- Well Presented Internally
- EPC Rating - D
- Council Tax Band - F

\* Tenure: Freehold

\* Local Authority: Kingston upon Thames

## Description

Welcome to this charming townhouse located in the desirable quiet Cul de sac, Heatherdale Close, Kingston Upon Thames moments from Richmond Park. This property boasts stunning eat in Kitchen and spacious reception room, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy, with the master bedroom benefitting from incredible fitted wardrobes.

One of the highlights of this property is the utility room and garage providing convenience and extra storage space. Additionally, the downstairs WC adds a touch of practicality to this lovely home.

The south easterly facing garden is a delightful feature, allowing you to soak up the sun and enjoy outdoor activities in the comfort of your own home. Imagine hosting summer barbecues or simply unwinding in this peaceful outdoor space.

Parking will never be an issue with the off-street parking available, providing ease and convenience for you and your guests.

Don't miss out on the opportunity to make this townhouse your new home. Contact us today to arrange a viewing and experience the charm and comfort that this property has to offer.

## Situation

Located in this enviable position moments from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits. Heatherdale Close 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.

