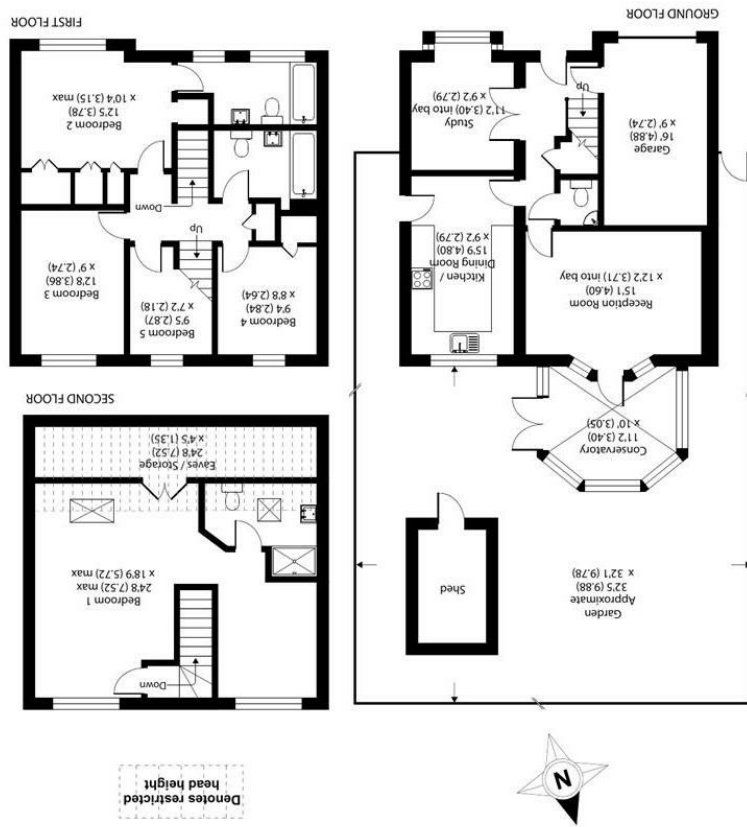


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	Environmental Impact (CO <sub>2</sub> ) Rating
 A B C D E F G	 A B C D E F G

Certified Property Measure  
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS 681474)  
 Produced for Gibson Lane, REF: 841474  
 International Property Measurement Standards (IPMS) (December 2022)



Approximate Area = 1718 sq ft / 159.6 sq m (excludes garage & shed)  
 Including Limited Use Area(s) = 182 sq ft / 17.6 sq m  
 Total = 1900 sq ft / 176.5 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



Manston Grove,  
 Kingston Upon Thames, Surrey, KT2 5GF



- Stunning Detached Family Home
- 4 Double Bedrooms
- 2 Bathrooms
- Huge Loft Conversion With Walk In Wardrobe
- 2 Reception Rooms
- Modern Fully Fitted Kitchen
- Pretty Garden
- Driveway Suitable For 2 Cars
- EPC Rating - C
- Council Tax Band - G



£5,000 Per Calendar Month

Manston Grove,  
Kingston Upon Thames,  
Surrey,  
KT2 5GF



### Description:

Gibson Lane proudly present to the market this stunning four bedroom detached family home which is situated in a desirable development that sits within excellent local schooling catchment area, close to the River Thames and great access for local amenities. This beautifully presented house offers fantastic family living across three floors, the ground floor provides ample living space with two reception rooms, fully fitted modern kitchen, conservatory, W/C toilet & direct access into the garage. On the first floor you are presented with three double bedrooms, two family size bathrooms, additional study/office room which has the staircase leading to the loft. The loft provides a huge double bedroom with the added benefit of a walk-in wardrobe and en-suite shower room. Throughout this house offer luxurious living and fantastic storage facilities including eave storage, garage and plenty of fitted wardrobes. Externally you are provided with off-street parking for two cars on the driveway and a pretty well maintain rear garden that has the added bonus of a shed to store gardening tools, bikes or garden furniture.

Fantastic idyllic family home not to be missed out on, viewings highly recommended!



### Location:

Manston Grove is situated just moments from the busy and vibrant Ham Parade and Ham Common and is also within close proximity to the River Thames and Richmond Park. This is a wonderful environment for a family being ideally positioned between Kingston and Richmond town centres with their extensive range of retail outlets, bars, restaurants, overland and underground stations providing services to Waterloo and the City. The standard of schooling within the immediate area is excellent and there are ample leisure and sporting facilities nearby.

**Furnishing:** Unfurnished

**Local Authority:** Kingston Upon Thames

**Council Tax Band:** G

**Available Date:** 3rd August 2024

**Deposit:** £6,923

**Tenancy Term:** Long Term