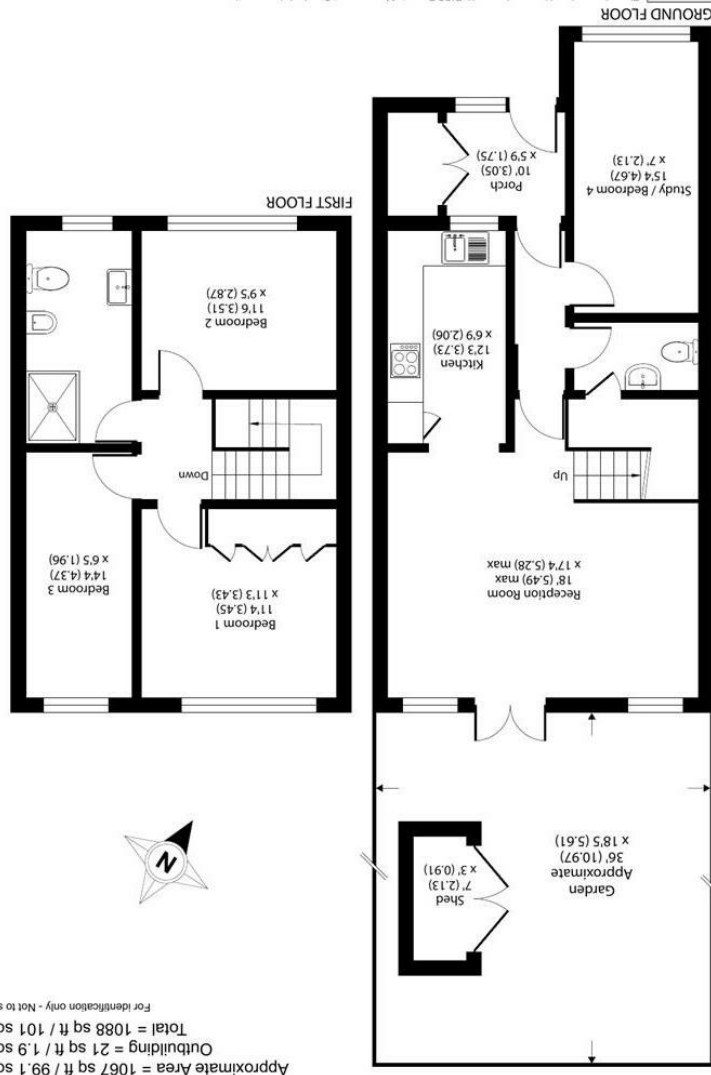


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated.
 Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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	
Very Good	A
Good	B
Fair	C
Fairly Poor	D
Poor	E
Very Poor	F
Extremely Poor	G
Minimum	H
Maximum	J
Current	G
Target	B
Energy Efficiency Rating	77

Environmental Impact (CO ₂) Rating	
Very Good	A
Good	B
Fair	C
Fairly Poor	D
Poor	E
Very Poor	F
Extremely Poor	G
Minimum	H
Maximum	J
Current	D
Target	B
Environmental Impact (CO ₂) Rating	77

Certified Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) © ndkcom 2024.
 RICS Measurer
 154 (4.07)



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





Earle Gardens
 Kingston Upon Thames KT2 5TB



Guide Price £750,000

- Quiet North Kingston Cul-De-Sac
- Off Street Parking for Two Cars
- Great Catchment for Local Schools
- No Onward Chain
- Garage Converted
- Large Entrance Porch
- Council Tax Band - E
- EPC Rating - C

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

Welcome to this charming house located in the desirable Earle Gardens, Kingston Upon Thames. This property boasts a large entrance porch and a generous hallway leading to a spacious reception room, ideal for entertaining guests or relaxing with family. With three cosy bedrooms, family bathroom, w.c. and a converted garage offering the option of a fourth bedroom or study, there is plenty of space for everyone to enjoy.

Built in the 1960s, this house exudes character and charm while offering modern amenities for comfortable living. The convenience of parking for two vehicles, including off-street parking, ensures that you never have to worry about finding a spot.

Nestled in a quiet cul-de-sac, this home provides a peaceful retreat from the hustle and bustle of city life. The great catchment area for local schools makes it an ideal choice for families looking to settle down in a welcoming community. Additionally, the garage has been thoughtfully converted, providing extra living space or storage options to suit your needs. Don't miss out on the opportunity to make this lovely property your new home in Kingston Upon Thames.

Situation

Located in this sought after North Kingston cul de sac moments from Canbury Gardens and the River Thames, The property is ideally situated for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops, restaurants & bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities.

