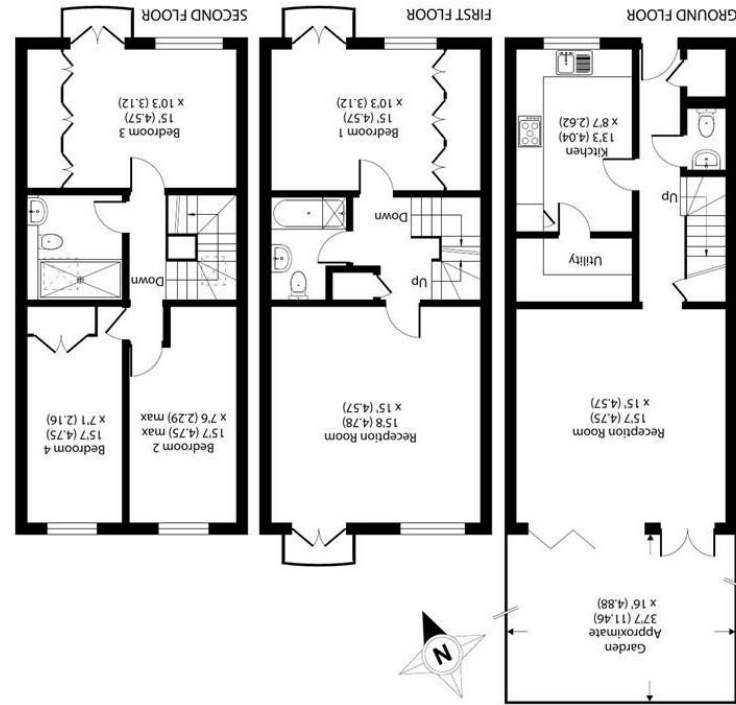


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	C

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Reddick 2024.



Approximate Area = 1596 sq ft / 148.2 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





Eaton Drive,
 Kingston Upon Thames, Surrey, KT2 7QT



- Lovely Family Home
- 3 Storey Town House
- Sought After Private Road
- 2 Reception Rooms
- Fully Fitted Modern Kitchen With Additional Pantry Room
- 4 Double Bedrooms
- 2 Bathrooms
- Off-Street Parking
- EPC Rating - C
- Council Tax Band - F



£3,500 Per Calendar Month

Eaton Drive,
Kingston Upon Thames,
Surrey,
KT2 7QT



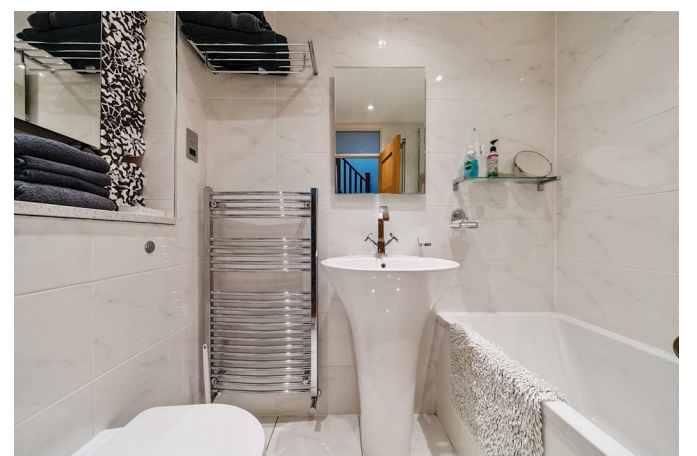
Description:

Gibson Lane proudly present to the market this delightful town house on a very popular private road in one of North Kingston most desirable locations. The property is in very good order throughout and provides ample living for families across three floors in excess of 1500 SQ FT. The ground floor provides a long entrance hallway with ample storage & W/C toilet along with fully fitted modern kitchen to the front which benefits from a walk in pantry/utility room and a lovely rear reception room that accesses the pretty rear garden. On the second floor you are presented with the second reception room which overlooks the rear garden, family bathroom with bath & shower and a large double bedroom with fitted wardrobes. The upper floor provides three further double bedrooms and tiled shower room. Further benefits to this excellent house include stunning communal gardens with a nature pond on the private development and just a stones throw from Richmond Park.



Location:

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.



Furnishing: Furnished/unfurnished
Local Authority: Kingston Upon Thames
Council Tax Band: F
Available Date:
Deposit: £4,038
Tenancy Term: Long Term