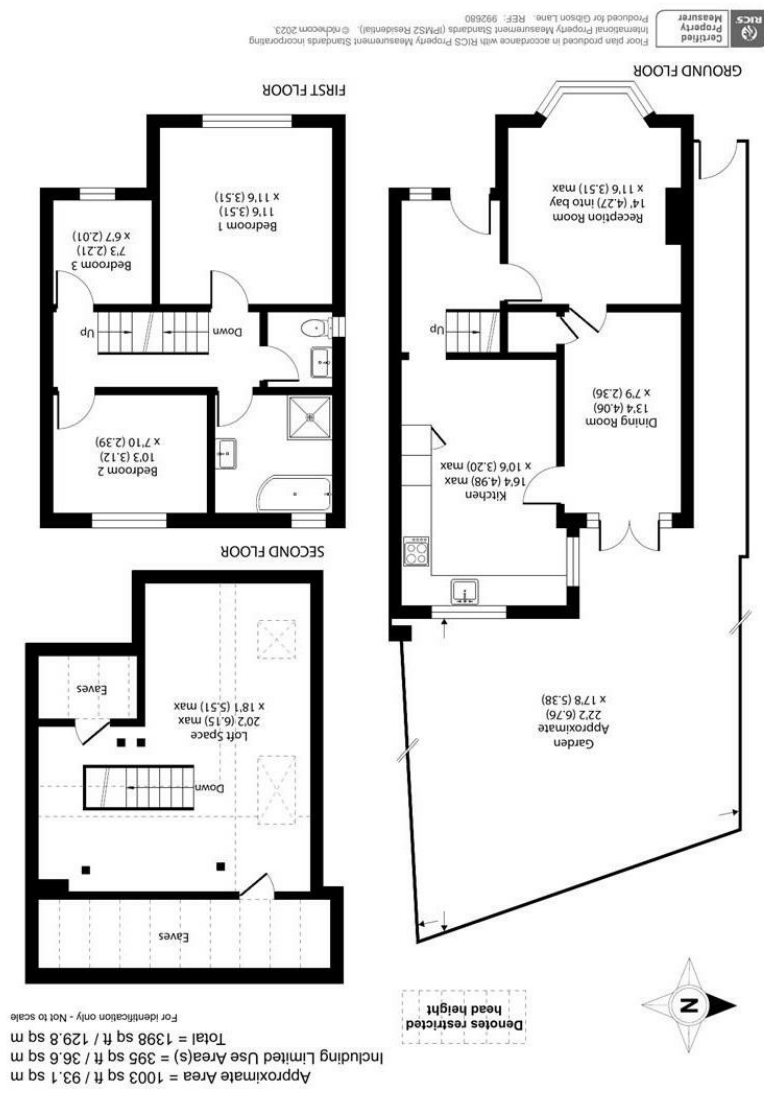


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



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





Richmond Road,  
 Kingston Upon Thames, Surrey, KT2 5ES

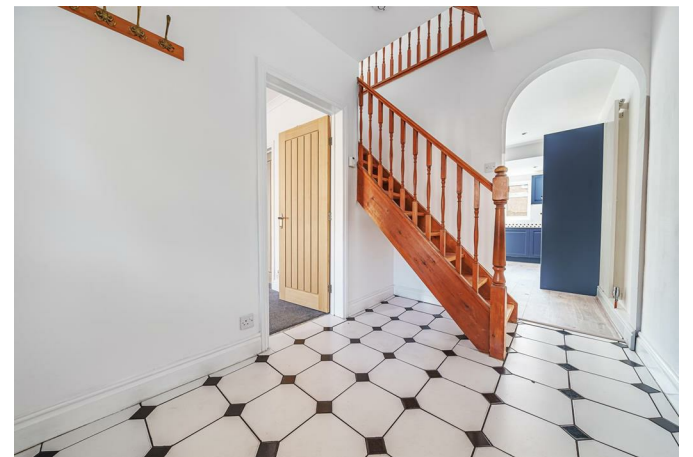


- Spacious Semi-Detached Family Home
- Renovated Throughout
- Brand New Modern Kitchen/Diner
- 2 Reception Rooms
- 2 Double Bedrooms
- 1 Single Bedroom
- Off Street Parking
- Within Excellent Local School Catchment Zone
- EPC Rating - D
- Council Tax Band - D



£3,250 Per Calendar Month

Richmond Road,  
Kingston Upon Thames,  
Surrey,  
KT2 5ES



**Description:**

Gibson Lane proudly present to the market this fantastic newly renovated three bedroom semi-detached family home which is perfectly located for the wealth of Kingston's amenities. Having been modernised throughout the property is presented to a very high specification, upon entering you are welcomed into a spacious entrance hallway which leads onto a cosy family reception room to the front and the stunning brand new modern kitchen with integrated appliances overlooking the garden that also offers dining space; the ground floor also offers an additional room which can be used as a second reception room or separate dining room. The first floor provides two double bedrooms, single bedroom and family bathroom with separate bath & shower along with separate toilet. The loft has been skilfully adapted to provide extra space which can be utilised as you wish however has height restrictions throughout. Further benefits to this fantastic home include off-street parking, private rear garden, located within excellent local school catchment zone and being very close to the river Thames, Canbury Gardens, Kingston Train Station & the wide range of shops, bars and restaurants available in Kingston town centre.



**Location:**

Richmond Road is a sought after road situated a short distance from the River Thames and within close proximity of the 2,400 acre Richmond Park. The property is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.



**Furnishing:** Unfurnished

**Local Authority:** Kingston upon Thames

**Council Tax Band:** D

**Available Date:** 21st August 2024

**Deposit:** £3,750

**Tenancy Term:** Long Term