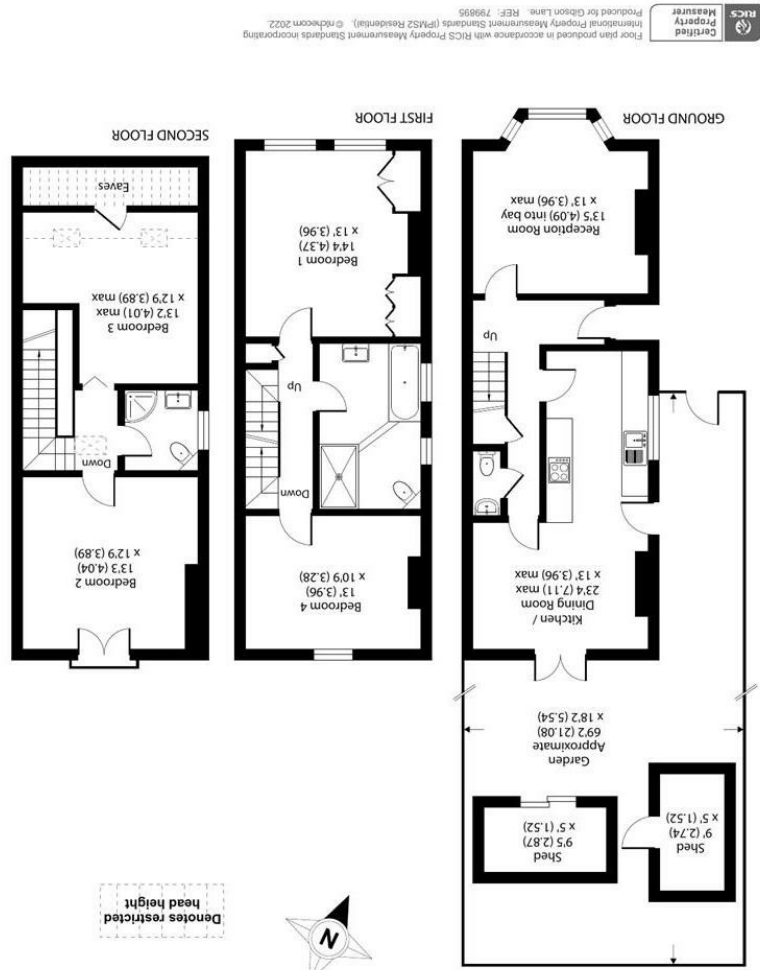


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



Approximate Area = 1461 sq ft / 136 sq m
 Including Limited Use Areas = 75 sq ft / 7 sq m
 Outbuilding = 92 sq ft / 9 sq m
 Total = 1628 sq ft / 152 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 6ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444







- Beautiful Family Home In North Kingston
- 4 Good Size Bedrooms
- 2 Modern Tiled Bathrooms
- 2 Reception Rooms
- Modern Fully Fitted Kitchen
- Great Size Rear Garden
- Ample Space Throughout
- Excellent Location With Popular Local School Catchment Zones
- EPC Rating - D
- Council Tax Band - E



£3,500 Per Calendar Month

Beresford Road,
Kingston Upon Thames,
Surrey,
KT2 6LR



Description:

Gibson Lane present to the market this wonderful four bedroom family home which is presented with a wealth of period features and located on one of North Kingston's most sought after roads. The ground floor offers a lovely and bright living room to the front of the property, modern kitchen opening onto the dining room with French doors to a great sized back garden. On the first floor there are two double bedrooms and a large modern family bathroom, the second floor consists of further two double bedrooms one with a Juliet balcony and a shower room. Externally the property benefits from a lovely rear garden ideal for families with young children to play in a safe and secure place along with a private outside space to relax or entertain.



Location:

Beresford Road is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for both Norbiton and Kingston stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston town centre with its array of shops and restaurants is a short distance away and the standard of schooling in the immediate area is excellent within both the private and state sectors.

Furnishing: Unfurnished

Local Authority: Kingston upon Thames

Council Tax Band: E

Available Date: 17th August 2024

Deposit: £4,038

Tenancy Term: Long Term