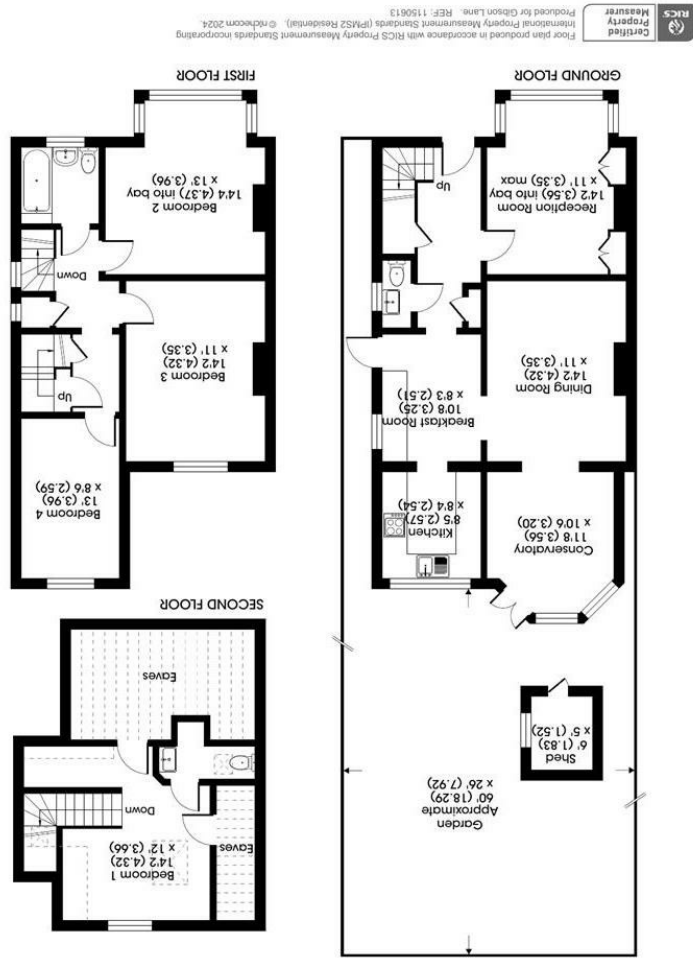


Important Information All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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



Approximate Area = 1555 sq ft / 142.6 sq m
 Including Limited Use Area(s) = 211 sq ft / 19.6 sq m
 Outbuilding = 30 sq ft / 2.7 sq m
 Total = 1776 sq ft / 164.9 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



St. Albans Road,
 Kingston Upon Thames, Surrey, KT2 5HH



- Stunning Detached Family Home
- Fully Refurbished Throughout
- 2 Reception Rooms
- Lovely Modern Kitchen With Integrated Appliances
- 4 Double Bedrooms
- Ample Living Space Over 3 Floors
- Off-Street Parking
- Excellent Location Within Highly Rated School Catchment Zone
- EPC Rating - D
- Council Tax Band - G



£4,500 Per Calendar Month

St. Albans Road,
Kingston Upon Thames,
Surrey,
KT2 5HH

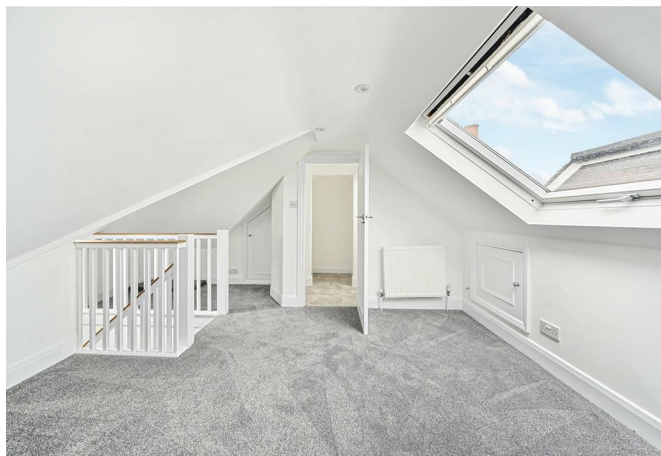


Description:

Gibson Lane proudly present to the rental market a stunning, fully refurbished detached family home nestled on the charming St. Albans Road in North Kingston. This fantastic house provides a perfect blend of modern comfort & classic charm which is seen throughout. Upon entering you are presented with a spacious hallway which provides a very welcoming feel that leads onto the front reception room and spacious modern kitchen which benefits from a separate utility area & additional worktop space. Additional benefits on the ground floor include a rear reception room, conservatory & downstairs toilet. Providing living space over three floors this house is perfect for a growing family looking to live in the excellent school catchment zone. The first floor offers three spacious double bedrooms, brand new modern bathroom with bath & shower along with ample storage cupboards. Into the loft you will find another bedroom that also offers a toilet and hand basin along with ample storage within the eaves.

External attributes include a huge rear garden which is undergoing renovation which will be completed imminently to include new fences, fully laid new lawn along with removal of trees and shrubbery. The garden will offer excellent space for family use and offers a peaceful retreat from busy lifestyles. Further to the rear garden another external benefit includes off-street parking for 1 or 2 cars. Situated in an excellent location within highly rated school catchment zones, this home presents an ideal opportunity for families looking to settle in a sought-after road in North Kingston.

Don't miss your chance to make this beautifully renovated house your new home.



Location:

Located in this premier North Kingston road within close proximity of Richmond Park and moments from Canbury Gardens and the River Thames, St Albans Road is an extremely sought after address. Kingston town centre with its array of shops, bars, restaurants and station is within three quarters of a mile distance. The A3, which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include Latchmere, Fernhill, the German School, Tiffin boys and girls. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private and public health clubs.

Furnishing: Unfurnished

Local Authority: Kingston Upon Thames

Council Tax Band: G

Available Date:

Deposit: £5,192

Tenancy Term: Long Term