

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.

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
 A, B, C, D, E, F, G	 A, B, C, D, E, F, G



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 Surrey  
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- Fantastic Family Home
- 4 Bedroom Tudor Style Terraced House
- 3 Double Bedrooms
- 1 Single Bedroom/Office
- 2 Bathrooms
- 2 Reception Rooms
- Open-plan Kitchen
- Lovely Garden With Summer House
- EPC Rating - D
- Council Tax Band - E



£3,750 Per Calendar Month

Durlston Road,  
Kingston Upon Thames,  
Surrey,  
KT2 5RS



### Description:

Gibson Lane proudly present to the market a sought after four bedroom Tudor style family home, located on the ever popular Durlston Road which is located excellently for the outstanding local schools. The property will undergo full redecoration prior to the start of the tenancy. On the ground floor you are welcomed by a lovely entrance hallway that has ample storage under the stairs, downstairs toilet/utility room with appliances fitted, two separate reception areas along with an open-plan kitchen diner which leads onto the well kept garden. The first floor provides two double bedrooms, 1 single bedroom/office and family bathroom suite with bath & shower. With the newly renovated loft extension it provides a large double bedroom with en-suite bathroom and ample storage throughout the eaves. Further benefits include off-street parking, stunning summer house which can be versatile for different uses, currently used as gym which is great considering it has a wet room installed.

Fantastic property not to be missed out on, viewings highly recommended!



### Location:

Durlston Road is a particularly sought after residential road ideally situated in the popular North Kingston area. The property is conveniently positioned for Kingston train 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:** E

**Available Date:** 14th September 2024

**Deposit:** £4,326

**Tenancy Term:** Long Term