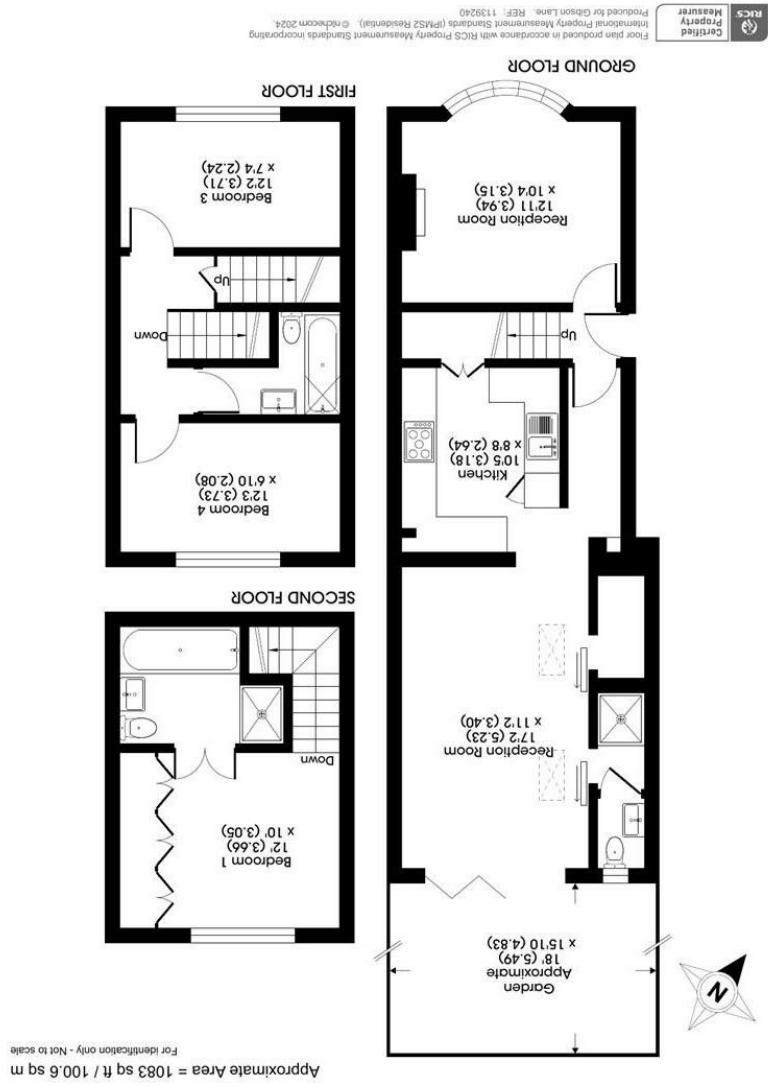


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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





Windsor Road,
 Kingston upon Thames, Surrey, KT2 5EY



- Semi-Detached Family Home
- Stunning Open-Plan Kitchen Ideal Entertaining Space
- 3 Double Bedrooms
- 3 Modern Bathrooms
- Additional Utility Room
- Ample Fitted Storage Throughout
- Low Maintenance Rear Garden
- Within Excellent Local School Catchment Zone
- EPC Rating - D
- Council Tax Band - D



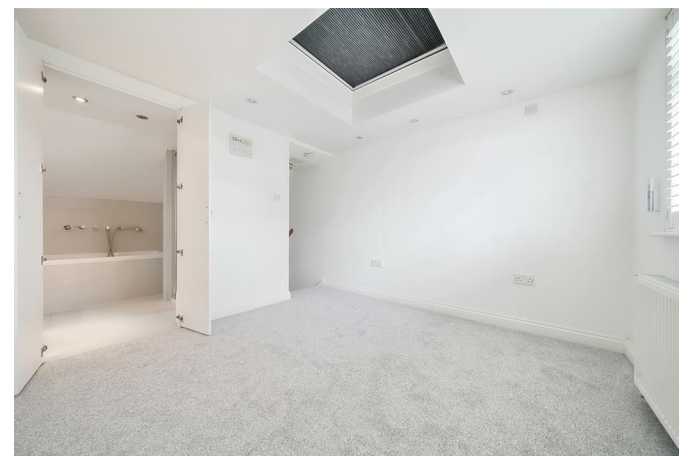
£3,100 Per Calendar Month

Windsor Road,
Kingston upon Thames,
Surrey,
KT2 5EY



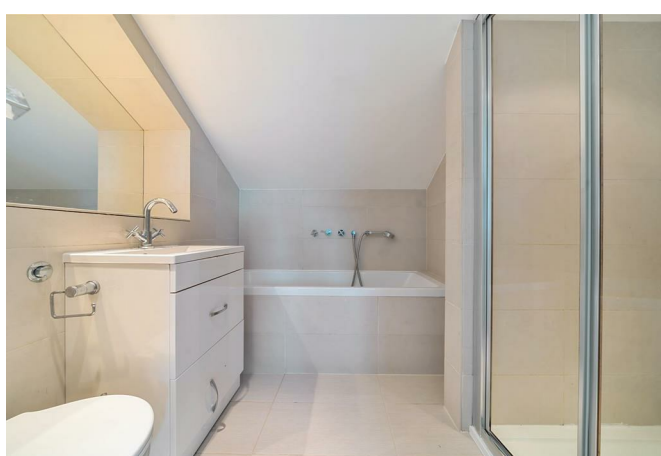
Description:

Gibson Lane present to the market a delightful family home located on Windsor Road which is a secondary River road that is within the excellent local schooling catchment zone. The property is modernised throughout having previously been fully renovated into a family home it offers fantastic family living space with ample fitted storage throughout. Having been rear extended the house provides a stunning open-plan kitchen which offers ideal entertaining space along with front reception room, utility room, working from home space and downstairs toilet/shower room. The first floor provides two double bedrooms with fitted wardrobes and a tiled bathroom with bath & shower. The loft conversion has generated a large principle double bedroom with ample fitted wardrobes and en-suite bathroom with separate bath & shower. Externally you will find a low maintenance rear garden, ideal for relaxing on sunny days or for hosting summer barbecues.



Location:

Windsor Road is one of the sought after North Kingston secondary river roads. 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 sectors.



Furnishing: Unfurnished

Local Authority: Kingston Upon Thames

Council Tax Band: D

Available Date:

Deposit: £3,576

Tenancy Term: Long Term