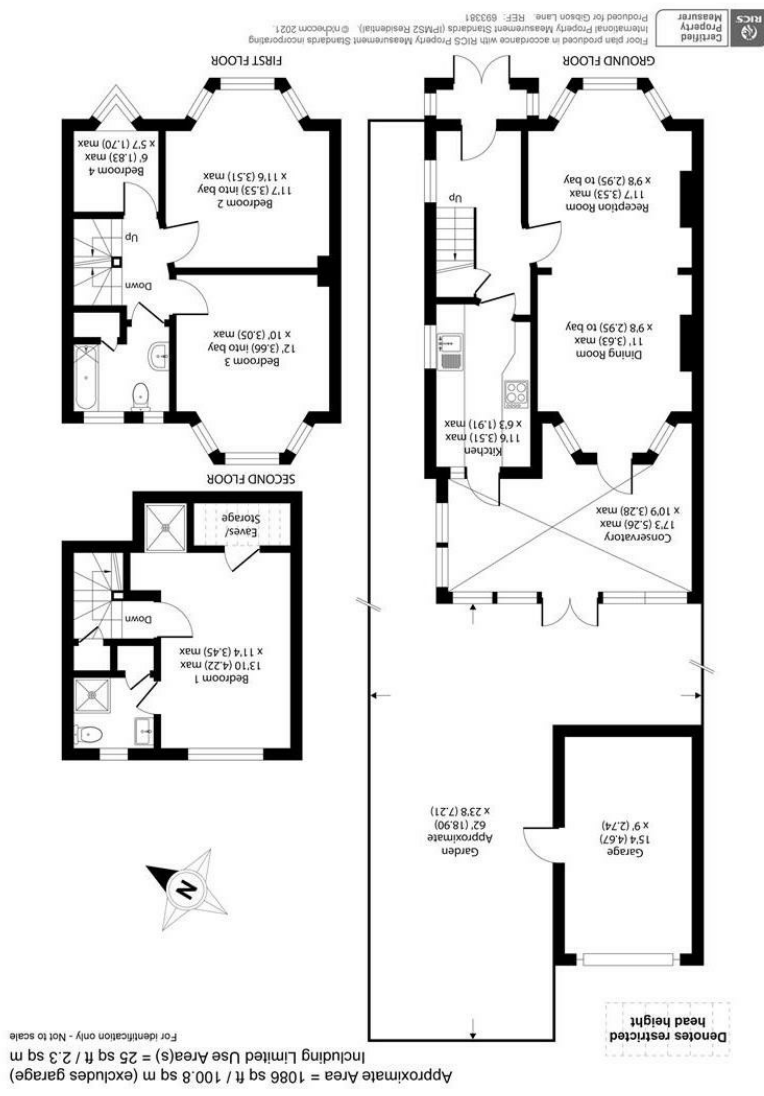


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

England & Wales	
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	C



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



Hollybush Road,
 Kingston Upon Thames, Surrey, KT2 5SD



- Fantastic Family Home
- Modern Fitted Kitchen
- 4 Bedrooms
- 2 Bathrooms
- Off Street Parking For 2 Cars
- 62ft South/West Facing Rear Garden
- Very Spacious
- Close To Local Shops & Bus Routes
- EPC Rating - E
- Council Tax Band - E



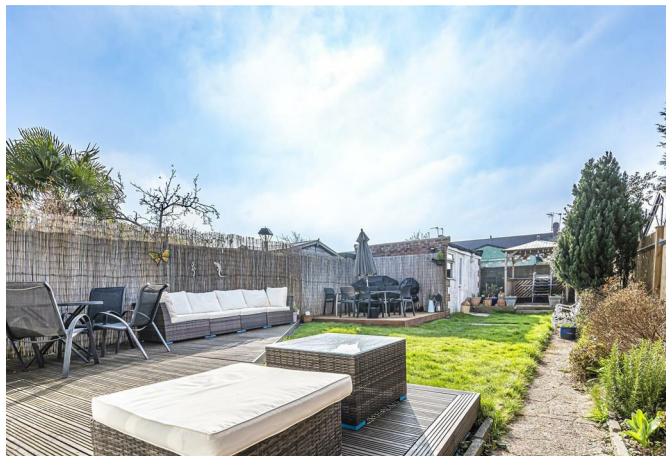
£3,500 Per Calendar Month

Hollybush Road,
Kingston Upon Thames,
Surrey,
KT2 5SD



Description:

Gibson Lane proudly present to the market an attractive end-terrace 1930's house situated on this popular road within the Tudor development in North Kingston. The property features a full width conservatory extension on the ground floor as well as a loft conversion which has created a spacious family home with accommodation approaching 1,100sqft comprising: four bedrooms, two bath/shower rooms, double length reception/dining room, modern fitted kitchen and a 17ft wide conservatory. Being an end-terrace house the property sits on a wider than average plot and therefore has two off street parking spaces to the front and a lovely wide garden to the rear which is 62ft long and South/West facing. There is also a single garage situated at the end of the garden and accessed from the rear. The bus stops to both Richmond and Kingston are just metres away, where there is also a parade of shops, including a chemists, post office and a doctors surgery.



Location:

Hollybush Road is a sought after road ideally situated in the popular Tudor Estate in North Kingston. The property is conveniently positioned for both Kingston and Richmond stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston and Richmond town centres with their array of shops and restaurants are a short distance away and the River Thames and Richmond park are both near by. 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: £4,038

Tenancy Term: Long Term

