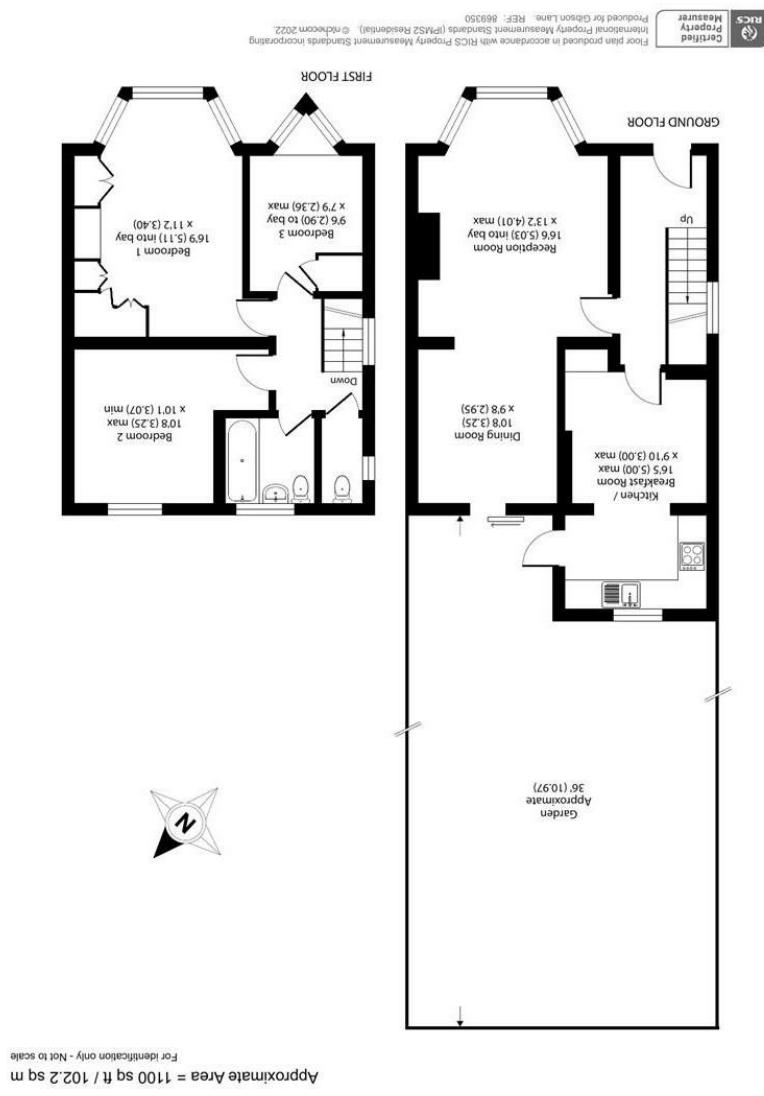## Important Information

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.

FIRST FLOOR

Bedroom 1
16'9 (5.11) into bay
x 11'2 (3.40)

Bedroom 3
9'6 (2.90) to bay
x 7'9 (2.36) max

Bedroom 2
10'8 (3.25) max
x 10'1 (3.07) min

Down

GROUND FLOOR

Reception Room
16'6 (5.03) into bay
x 13'2 (4.01) max

Dining Room
10'8 (3.25)
x 8'6 (2.95)

Kitchen /
Breakfast Room
16'5 (5.00) max
x 9'10 (3.00) max

Up

Garden
Approximate
36' (10.97)

N

Produced for Gibson Lane
Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential) © nichecom 2022
Certified Property Measurer REF: 865050

BICS

Approximate Area = 1100 sq ft / 102.2 sq m
For identification only - Not to scale

gibson lane

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

Tudor Drive,
Kingston Upon Thames, Surrey, KT2 5NT

- Fantastic Family Home
- Modern Open Plan Kitchen
- 2 Double Bedrooms
- Double Reception Room
- Excellent Local Schools
- Off Street Parking
- Professionally Managed
- Low Maintenance Garden
- EPC Rating - E
- Council Tax Band - E

£3,250 Per Calendar Month

Tudor Drive,
Kingston Upon Thames,
Surrey,
KT2 5NT

Description:

Gibson Lane present to the market this spacious and modern three bedroom Tudor style family home in a highly desirable North Kingston Location. On the ground floor the property benefits from a double reception room as well as a large modern fully fitted kitchen and dining area. The second floor boasts two good sized double bedrooms, a larger than average single bedroom as well as a bathroom and additional W.C. There is ample storage throughout and off street parking for two cars. The property is also directly opposite the popular Tudor Drive Library.

Fantastic family home not to be missed out on - viewings highly advised!

Location:

Tudor Drive is a popular residential road ideally situated in the sought after North Kingston area. The property is within close proximity of Richmond Park and conveniently positioned for the River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. Kingston town centre with its array of shops and restaurants is a short distance away and the A3 with routes to 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 sector.

Furnishing: Unfurnished
Local Authority: Kingston upon Thames
Council Tax Band: E
Available Date: 21st September 2024
Deposit: £3,750
Tenancy Term: Long Term