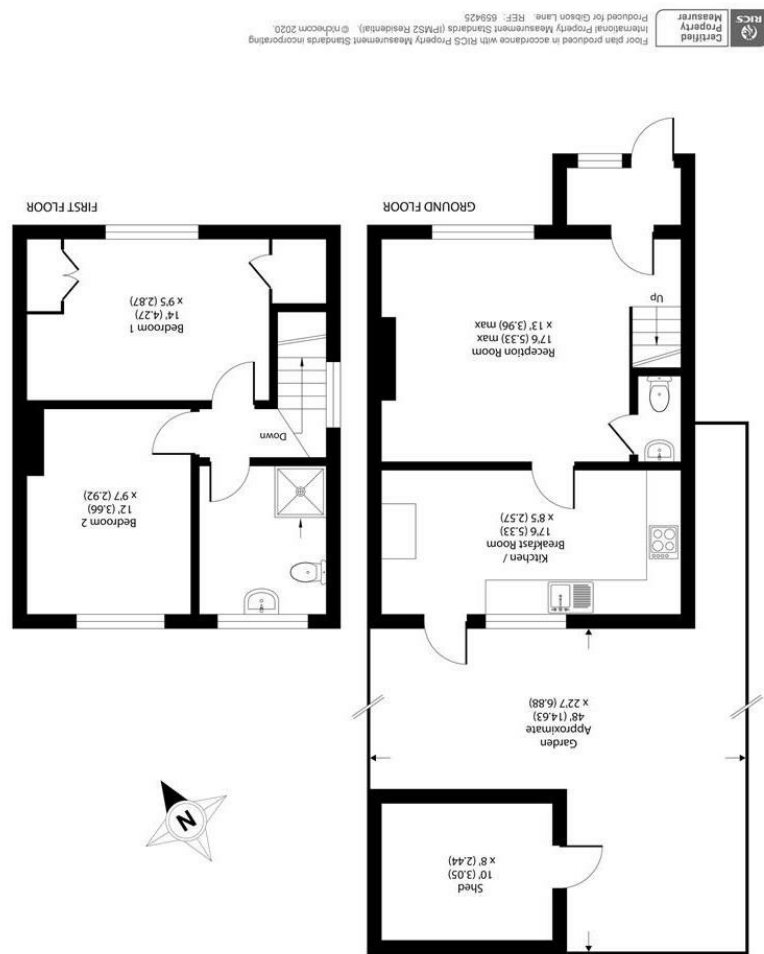


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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



Approximate Area = 795 sq ft / 73.8 sq m
 Outbuilding = 80 sq ft / 7.4 sq m
 Total = 875 sq ft / 81.2 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



Porchester Road,
 Kingston Upon Thames, Surrey, KT1 3PS



- Attractive Semi-Detached Home
- Two Spacious Bedrooms
- Fully Fitted Modern Kitchen
- Large South Facing Garden
- Outbuilding Great For Home Office Use
- Presented Exceptionally
- Off Street Parking
- Close to Norbiton Station
- EPC Rating - D
- Council Tax Band - D



£2,500 Per Calendar Month

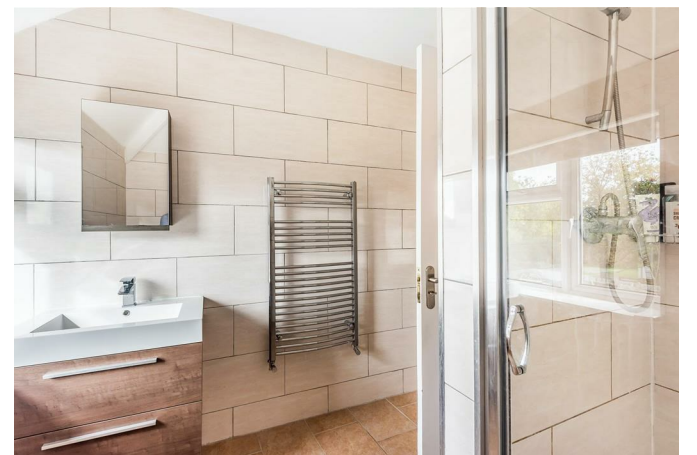
Porchester Road,
Kingston Upon Thames,
Surrey,
KT1 3PS



Description:

Gibson Lane proudly present to the market an attractive two bedroom semi detached home, situated in this sought after road within close proximity to both Kingston and Norbiton. The house is presented to an exceptional standard internally and features well balanced accommodation containing two double bedrooms, modern bathroom, fitted kitchen / dining room, downstairs WC and delightful front reception room. Outside there is a large South facing rear garden complete with outbuilding ideal for a home office, plus off street parking to the front.

Photos not representative of current furnishings



Location:

Porchester Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. Kingston Town Center with superb shopping facilities, restaurants, bars and the River Thames is just a short walk away. Richmond Park with its several thousand acres of delightful parkland is also close by. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.

Furnishing: Unfurnished

Local Authority: Kingston Upon Thames

Council Tax Band: D

Available Date: 21st September 2024

Deposit: £2,884

Tenancy Term: Long Term