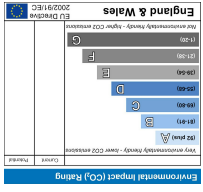
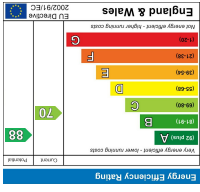


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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 ₂) Rating	Energy Efficiency Rating
	

Certified Property Measure
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © December 2022. Produced for Gibson Lane. REF: 929645



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





9 Dinton Road
 Kingston Upon Thames, Surrey, KT2 5JQ



- Excellent Family Home
- Spacious Living Room
- Fully Fitted Modern Kitchen
- 3 Good Size Bedroom
- 2 Bathrooms
- Allocated Off-Street Parking
- Garage
- Within Excellent Local Schooling Catchment Zone
- EPC Rating - C
- Council Tax Band - F



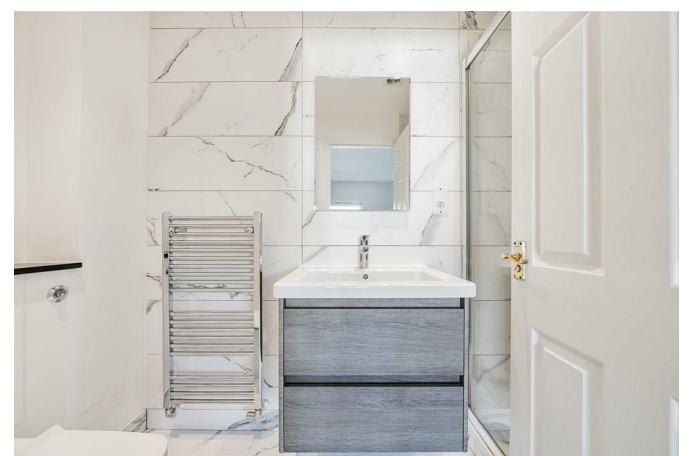
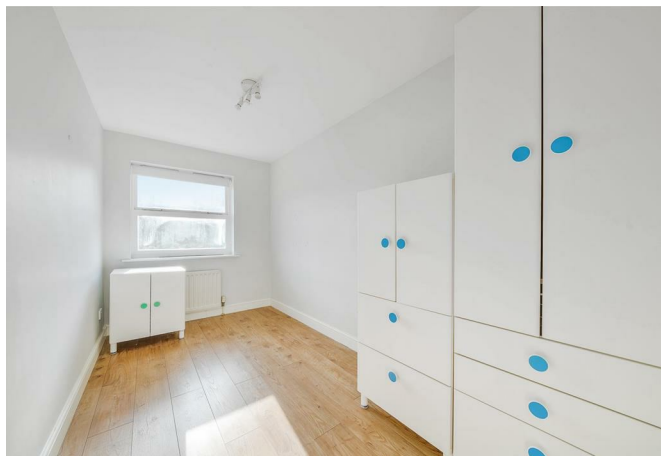
£3,250 Per Calendar Month

9 Dinton Road,
Kingston Upon Thames,
Surrey,
KT2 5JQ



Description:

Gibson Lane proudly present to the market this delightful three bedroom family home which is part of an exclusive range of houses on Dinton Road referred to as Beauchamp Villas. Internally the property provides spacious living space ideal for families presented over two floors in excess of 1000 sq ft. The ground floor has a modern fully fitted kitchen with integrated appliances, spacious living room leading onto the well kept garden and a newly renovated W/C toilet. The first floor has three good size bedrooms, family bathroom & en-suite shower. Other benefits include allocated off-street parking, garage ideal for storage and located within excellent local schooling catchment area.



Location:

Beauchamp Villas are an exclusive range of family homes positioned on Dinton Road which is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and 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 sector.

Furnishing: Unfurnished

Local Authority: Kingston Upon Thames

Council Tax Band: F

Available Date: 17th August 2024

Deposit: £3,750

Tenancy Term: Long Term