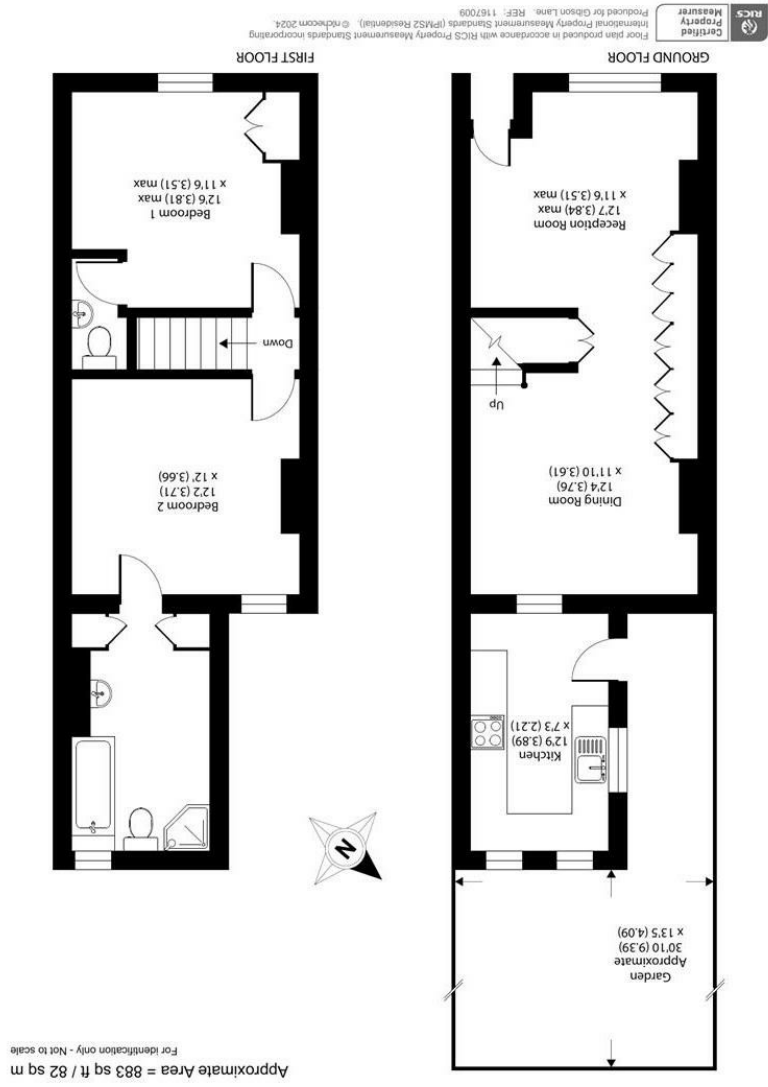


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



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



Cross Road,
 Kingston Upon Thames, Surrey, KT2 6HG



- Modern 2 Double Bedroom Terraced House
- Cosy Reception Room
- Additional Dining Area
- Fully Fitted Modern Kitchen
- Pretty Rear Garden
- Family Size Modern Bathroom With Separate Bath & Shower
- Located Within Excellent Local School Catchment Zones
- Short walk to Kingston town centre & Richmond Park
- EPC Rating - D
- Council Tax Band - D



£2,400 Per Calendar Month

Cross Road,
Kingston Upon Thames,
Surrey,
KT2 6HG



Description:

Gibson Lane proudly present to the market this delightful two double bedroom end of terrace Victorian cottage ideally situated in this sought after North Kingston road. The property is very well presented and offers period features which give the house lovely character. The ground floor gives excellent living space with a cost reception room to the front along with a separate dining room that leads onto the kitchen at the rear of the property. Onto the first floor you are presented with 2 double bedrooms, bathroom accessed through the rear bedroom and additional toilet access through the front bedroom. External benefits to this excellent property includes a low maintenance 30ft rear garden, short walk to Kingston town centre and very close to Richmond Park.



Location:

Cross Road is situated in the popular North Kingston area, which is conveniently located for Kingston Town Centre with its wealth of shops, bars, restaurants and mainline station, Richmond Park with its many acres of open space and the Thames with its pleasant riverside walks are also close by. Most importantly the property is in the catchment area for some of the town's most highly regarded schools.

Furnishing: Unfurnished

Local Authority: Kingston Upon Thames

Council Tax Band: D

Available Date: 7th September 2024

Deposit: £2,769

Tenancy Term: Long Term