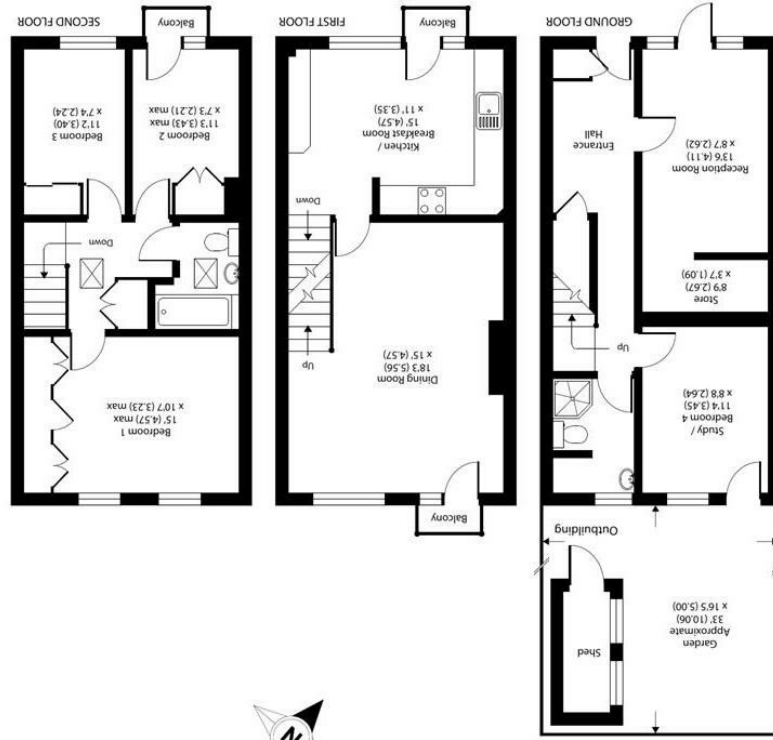


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Certified Property Measurement
 RICS Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) © rickcom 2024. REF: 1183784



Approximate Area = 1296 sq ft / 120.4 sq m
 Outbuilding = 25 sq ft / 2.3 sq m
 Total = 1321 sq ft / 122.7 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



Eaton Drive

Kingston Upon Thames KT2 7QX



Guide Price £875,000

- Luxurious Townhouse
- Finish to an Outstanding Specification
- Three/Four Bedrooms
- Two Bathrooms
- Large Southerly Aspect Rear Garden
- Off Street Parking for Two Cars
- North Kingston Location
- Close to Richmond Park
- EPC Rating - B
- Council Tax Banding - F

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

This modern townhouse, situated within a quiet, private cul-de-sac in North Kingston, offers spacious accommodation arranged over three floors. The property has been renovated throughout to create a beautifully finished family home of impeccable internal standard. The ground floor of this lovely home features a welcoming entrance hall, large reception room, downstairs bathroom and a study to the rear. The first floor provides a luxurious kitchen fitted with high end appliances and mood lighting plus a fantastic lounge measuring an impressive 18x15ft, complete with feature fireplace and Juliet balcony. There are three good sized bedrooms on the top floor, plus another modern bathroom.

Externally there is an excellent southerly aspect rear garden which is deeper than most in the development, and a storage shed. To the front there is off street parking for two cars complete with electrical charging point.

The residents of Eaton Drive also enjoy the use of attractive communal grounds which include lawns, a duckpond and private gated pedestrian access onto Kingston Hill.

Situation

Eaton Drive is an extremely sought after address and forms part of the Liverpool Road conservation area. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London & the M25. Additionally, Kingston town centre, with its array of shops, restaurants and bars is a short distance away. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors, these include Tiffin Boys' and Girls', Kingston Grammar, Rokeby and Marymount schools.

