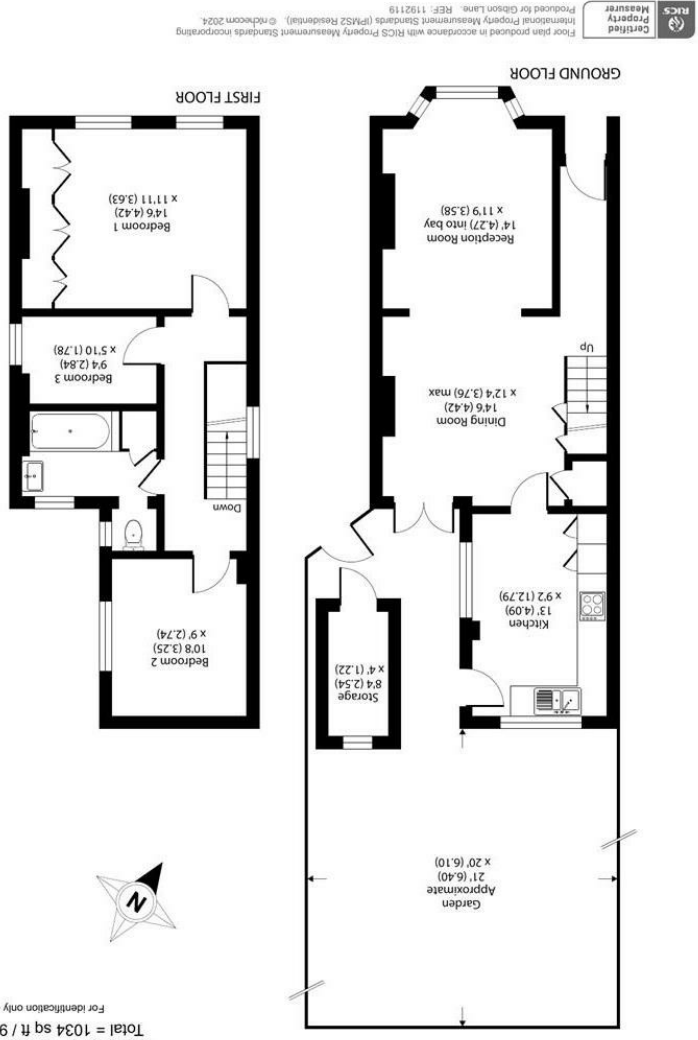


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Category	Rating
Energy Efficiency	B
Environmental Impact (CO ₂) Rating	B



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



East Road,
 Kingston Upon Thames, Surrey, KT2 6EL



- Stunning Detached 3 Bedroom Family Home
- Beautiful Modern Kitchen
- 2 Double Bedrooms - 1 Single Bedroom
- Off-Street Parking
- Low Maintenance South Facing Rear Garden
- Excellent Family Living Space
- Newly Renovated Throughout
- North Kingston Location
- EPC Rating - D
- Council Tax Band - F



£2,800 Per Calendar Month

East Road,
Kingston Upon Thames,
Surrey,
KT2 6EL



Description:

Gibson Lane proudly present to the market this charming modern detached three bedroom family home located on East Road which is positioned in the sought after North Kingston location. This stunning house has just been renovated which offers a premium spec along with some lovely original features. The ground floor provides fantastic open-plan living space which is ideal for a family; it includes a lovely through lounge, brand new modern kitchen with integrated appliances that also allows space for a dining table. The first floor emphasises the ample space which this house has to offer, with two lovely double bedrooms a small single bedroom and family size bathroom that has a bath & shower. Further benefits to this already desirable house include off-street parking for one car, low maintenance south facing paved garden with side access, fitted storage cupboards throughout with a large amount of understairs space, garden shed with newly fitted roof great for storage and close proximity to all local amenities, schools, and transport links which are right at your doorstep.



Location:

East Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned between Richmond Park and the River Thames, Kingston station giving direct access into Waterloo is moments away. The A3 which serves both London & the M25 is easily accessible by car, 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. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.



Furnishing: Unfurnished

Local Authority: Kingston Upon Thames

Council Tax Band: F

Available Date:

Deposit: £3,230

Tenancy Term: Long Term