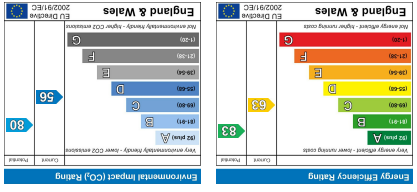


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



Certified Property Measure  
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS 2018)  
 Produced for Gibson Lane, REF: 1064974  
 (RICS Registered Surveyors: RICS 2018) © Gibson Lane 2024



Approximate Area = 1119 sq ft / 104 sq m  
 Outbuilding = 32 sq ft / 3 sq m  
 Total = 1151 sq ft / 107 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





Gibbon Road,  
 Kingston Upon Thames, Surrey, KT2 6AB





- Semi-Detached Family Home
- 2 Reception Rooms
- 3 Spacious Bedrooms
- Off Street Parking
- 55' Southerly Aspect Garden
- Well Presented Internally
- North Kingston Location
- Within Excellent School Catchment Zones
- EPC Rating - D
- Council Tax Band - D



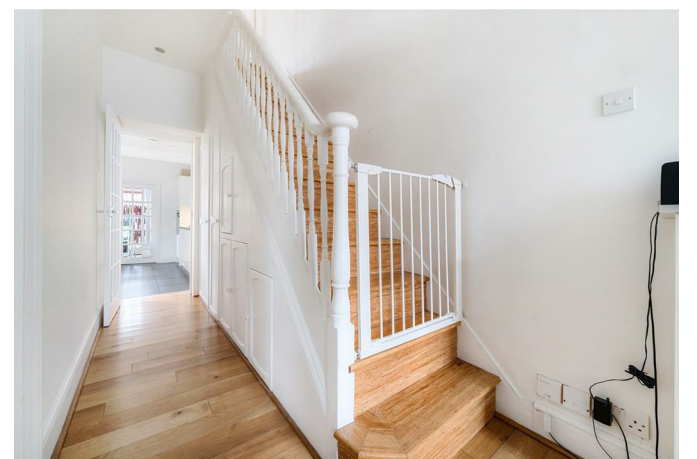
£3,000 Per Month

Gibbon Road,  
Kingston Upon Thames,  
Surrey,  
KT2 6AB



**Description:**

Gibson Lane proudly present to the market a well presented halls adjoining Victorian semi detached family home in the popular North Kingston location. The property has been sympathetically extended on the Ground floor benefiting from two separate reception rooms, and a fantastic modern open plan eat in Kitchen/diner with direct access to a delightful 55' southerly aspect rear garden, there is also an additional bonus of a utility room and Downstairs WC off the kitchen. The upper floor has three bedrooms and a family bathroom. To the front the property has the distinct advantage of off-street parking.



**Location:**

Gibbon Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for 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 sectors.



**Furnishing:** Unfurnished  
**Local Authority:** Kingston Upon Thames  
**Council Tax Band:** D  
**Available Date:** 23rd November 2024  
**Deposit:** £3,461  
**Tenancy Term:** Long Term