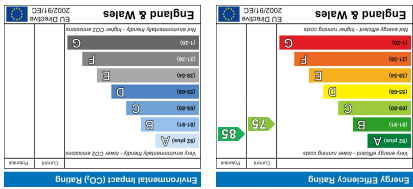


**Important Information**  
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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



Clifton Road, Kingston Upon Thames, Surrey, KT2  
APPROX. GROSS INTERNAL FLOOR AREA 1577 SQ FT 146.5 SQ METRES (Excludes Outbuilding)

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

**gibson lane**



Clifton Road,  
Kingston Upon Thames, Surrey, KT2 6PH





- Semi-Detached Family Home
- Stunning Contemporary Kitchen
- 4 Double Bedrooms
- 3 Bathrooms
- Off Street Parking
- Desirable Location
- Well maintained garden
- Lovely Family Home
- Unfurnished
- EPC Rating - C



£4,675 Per Month

Clifton Road,  
Kingston Upon Thames,  
Surrey,  
KT2 6PH



### Description:

Gibson Lane proudly present an exceptional four bedroom semi-detached house located in a desirable North Kingston road within easy reach of Kingston Town Centre and Norbiton Station presented to a superb standard internally. Arranged over three floors, the property comprises; a high quality kitchen/breakfast room with granite work surfaces, bright reception room and conservatory area with double doors to the garden. The master bedroom features built in wardrobes and en-suite shower room. Additionally there are three double bedrooms, one with an en-suite bathroom. This fine home also benefits from a contemporary family bathroom, laundry room & downstairs W.C. Externally there is a pretty rear garden with a shed and off-street parking.

### Location:

Clifton Road is located in this sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Kingston and Norbiton stations 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 the private and state sectors and the area has an extensive range of leisure facilities.

**Furnishing:** Unfurnished  
**Local Authority:** Kingston upon Thames  
**Council Tax Band:** F  
**Available Date:**  
**Deposit:** £5,394  
**Tenancy Term:** Long Term

