

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 28 Eaton Drive, Kingston upon Thames, KT2 7QT

**£739,000**

Offered for sale is this unmodernised, yet charming three story townhouse. This family home is in a popular and convenient location located in a quiet cul-de-sac.

There is a lovely communal garden on this sought after development with a small lake/pond that is well maintained. This is in addition to the generous rear garden that this property boasts that would allow for a good sized extension whilst still retaining a good sized rear garden. All of this is a moot point as it is also very conveniently located to Richmond Park with over two thousand acres of park and woodland to enjoy.

The property has served its purpose of being a happy family home and is ready to pass on to new owners. It does require modernisation so is an exciting blank canvas for any would be purchaser.

London Borough of Kingston Upon Thames

Freehold.

Council tax band F/£3,297 pa



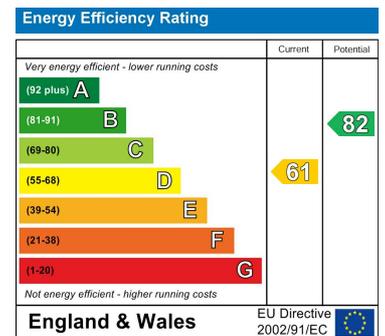
# Floor Plan



# Area Map



# Energy Efficiency Graph



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