



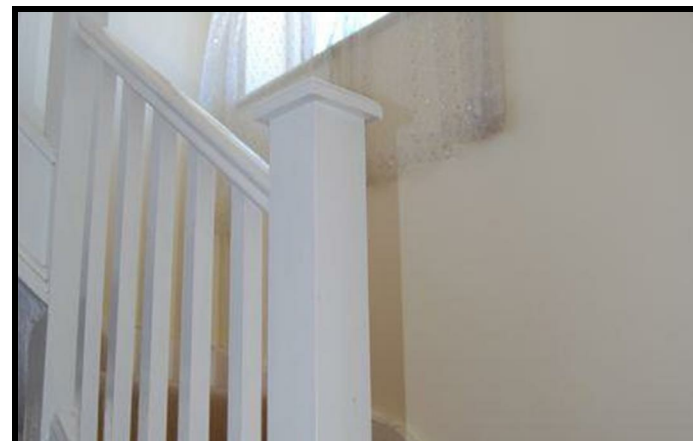
33 Livesey Close, Kingston Upon Thames, Kingston, Surrey, KT1 3GD £2,100 PCM

We are pleased to offer this fantastic four bedroom Town House, conveniently located for Kingston town centre and train station. The accommodation comprises of, entrance hall leading to family room, eat-in Kitchen with appliances, downstairs W.C and conservatory with french doors to good size garden. Upstairs boasts a spacious living room with double doors onto landing, guest bedroom with en-suite and office. Top floor includes two further bedrooms, en-suite with shower room and plenty of storage.

The property also benefits from off street parking and in addition to this, a single garage with power and light. Available end of October.



- TOWN HOUSE • FOUR BEDROOMS • THREE BATHROOMS • TWO RECEPTION ROOMS • CONSERVATORY • PRIVATE GARDEN • SINGLE GARAGE • STUDY • DOWNSTAIRS W.C • CLOSE TO TOWN CENTRE

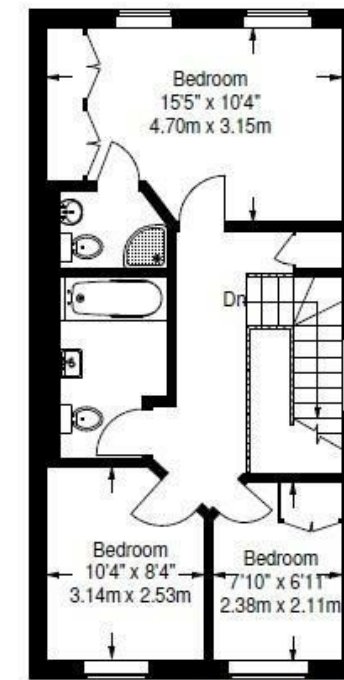


These particulars are believed to be correct but their accuracy is not guaranteed and they should not form the basis of an offer or contract. Please note - We are unable to test services, central heating systems and domestic appliances so we cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor.

VIEWING: BY APPOINTMENT PLEASE THROUGH THE OWNERS AGENTS CATLING & CO.
24 HOUR ANSWER PHONE SERVICE. 01372 471111

Lives Banks

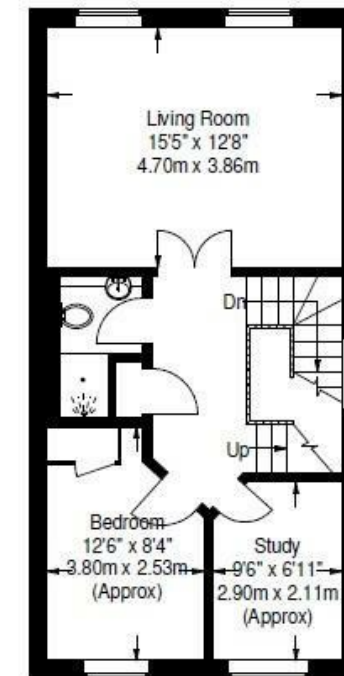
Approximate Gross Internal Area
 Ground Floor :- 52 sq m / 560 sq ft
 First Floor :- 49 sq m / 527 sq ft
 Second Floor :- 49 sq m / 527 sq ft
 Total :- 150 sq m / 1615 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

67 73