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## Guide Price £1,225,000

- Victorian Semi Detached Family Home
  - Off Street Parking
  - Five Bedrooms
  - Two Bathrooms
  - North Kingston Location
  - No Onward Chain
  - Open Plan Kitchen/Diner
  - Potential To Extend on the Ground Floor (STPP)
  - EPC Rating - C
  - Council Tax Band - E
- \* Tenure: Freehold                      \* Local Authority: Kingston Upon Thames

## Description

A rare opportunity to acquire this stunning brick fronted semi-detached Victorian property situated on one of Kingston's most desirable roads. The house has been extended over recent years creating a substantial five bedroom family home which blends a beautiful balance of contemporary style with Victorian charm. The ground floor provides a fantastic layout perfect for family life and entertaining, incorporating a lovely front reception room with period fireplace and bay window at the front. The rear features a downstairs WC and a fantastic modern open plan kitchen/ dining/ living room with stunning bifold doors leading out onto a gorgeous landscaped southerly aspect rear garden. The first floor presents three good sized bedrooms and a family bathroom. The second floor offers two further bedrooms and another modern bathroom. Additionally, the property benefits from plenty of storage throughout and off street parking. There is also scope to extend further on the ground floor (STNC). This is a must see property!

## Situation

Canbury Avenue is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is also in close proximity to 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 & state sectors.

