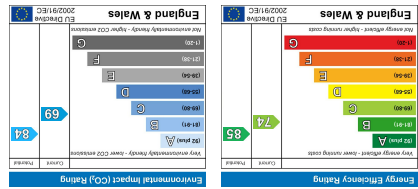




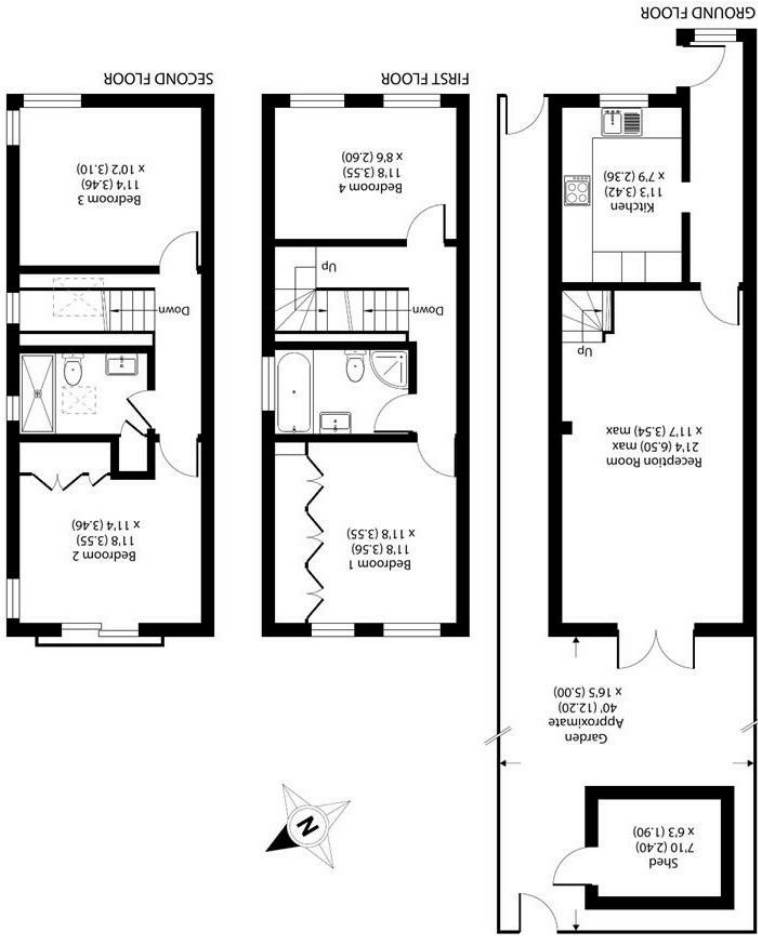
Canbury Avenue
Kingston Upon Thames KT2 6JR

gibson lane

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



Approximate Area = 166 sq ft / 108.3 sq m
Outbuilding = 49 sq ft / 4.5 sq m
Total = 1215 sq ft / 112.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © gibsonlane 2025. Produced for Gibson Lane, REF: 1288992

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.





Guide Price £1,050,000

- Semi Detached House
 - Well Presented Internally
 - Close to Transport Links
 - North Kingston Location
 - Four double Bedrooms

* Tenure: Freehold
- Westerly Aspect Rear Garden
 - Off Street Parking
 - Potential to Extend (STNC)
 - EPC Rating - C
 - Council Tax Band - D

* Local Authority: Kingston Upon Thames

Description

An attractive four double bedroom brick fronted semi detached house situated on this sought after North Kingston Road.

This property is immaculately presented through out with accommodation in excess of 1150 sq ft arranged over three floors. On the ground floor there is a modern fitted kitchen to the front and an impressive 21' living/dining room to the back with stunning Crital style patio doors leading out onto a delightful 40ft westerly aspect rear garden.

To the upper floors there are two double bedrooms and stunning family bathroom with separate shower cubicle on the first floor and an additional two double bedrooms and impressive shower room in the loft.

Externally, to the front, there is the distinct advantage of off street parking and there is tremendous potential for a ground floor rear extension. (subject to the necessary consents)

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 conveniently positioned for both Norbiton and 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.

