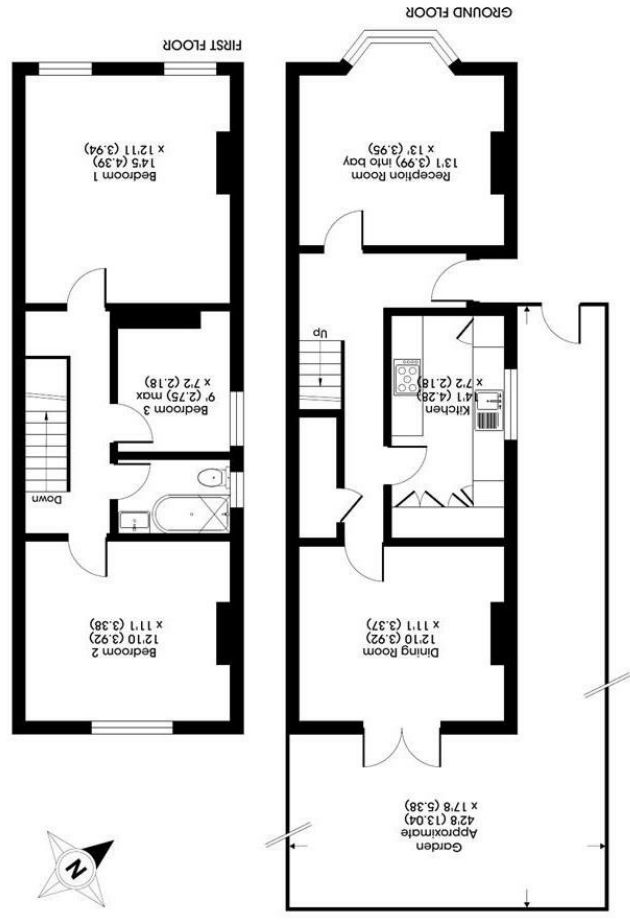


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	B

RICS Certified Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Gibson Lane, 2024.



Approximate Area = 1057 sq ft / 98.1 sq m
 For identification only - Not to scale

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



Canbury Avenue,
 Kingston Upon Thames, Surrey, KT2 6JP



- Stunning Semi-Detached Family Home
- Fully Refurbished Throughout
- 2 Reception Rooms
- Lovely separate Kitchen With Integrated Appliances
- 3 Good Size Bedrooms
- Tiled Bathroom With Bath & Shower
- Pretty Rear Garden
- Desirable North Kingston Location
- EPC Rating - D
- Council Tax Band - D



£3,000 Per Calendar Month

Canbury Avenue,
Kingston Upon Thames,
Surrey,
KT2 6JP



Description:

Gibson Lane proudly present to the market this stunning fully refurbished three bedroom, semi-detached family home located on Canbury Avenue which is a sought after tree-lined residential street. This lovely house is presented immaculately having just undergone a full refurbishment, finished to a very high spec the house is a desirable location for families looking to settle in North Kingston and within excellent local school catchment zones. The ground floor provides two spacious reception rooms and a beautiful separate fully fitted modern kitchen with integrated appliances. On the first floor the house provides two generous double bedrooms and a smaller single bedroom which could be ideal use for an office or guest room. External benefits include a lovely rear garden with newly laid lawn along with shed ideal for storage or gardening tools.



Location:

Canbury Avenue is a particularly sought after residential tree lined street within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for 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.



Furnishing: Unfurnished

Local Authority: Kingston Upon Thames

Council Tax Band: D

Available Date:

Deposit: £3,461

Tenancy Term: Long Term