gibson lane

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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

PINK PLAN

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

www.gibsonlane.co.uk

Redress: We hold independent redress with Property Redress

Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

Approximate Gross Internal Area 1594 sq ft – 149 sq m
Ground Floor Area 719 sq ft – 67 sq m
First Floor Area 493 sq ft – 46 sq m
Second Floor Area 382 sq ft – 36 sq m

Ground Floor

Living Room
15'1 x 12'0
4.60 x 3.67m

Dining Room
12'1 x 9'10
3.68 x 3.00m

Kitchen
20'1 x 15'5
6.13 x 4.70m

Garden
38'1 x 16'5
11.60 x 5.00m

First Floor

Bedroom
15'3 x 13'5
4.64 x 4.10m

Bedroom
10'10 x 7'3
3.29 x 2.20m

Bedroom
10'2 x 9'0
3.11 x 2.74m

Second Floor

Bedroom
19'4 x 15'0
5.89 x 4.58m

Bedroom
12'1 x 9'10
3.68 x 2.20m

Canbury Park Road
Kingston Upon Thames KT2 6LQ

Guide Price £1,125,000

- Halls Adjoining Semi Detached
- Four Bedrooms
- Downstairs WC
- North Kingston Location
- Stunning open plan Kitchen/Diner

- Moments from Train Station
- Stunning Primary Suite in the Loft
- EPC Rating - C
- Council Tax Band - F

Tenure: Freehold
Local Authority: Kingston Upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Situated on the charming Canbury Park Road in Kingston Upon Thames, this exquisite Victorian semi-detached family home offers a perfect blend of classic elegance and modern living. With four bedrooms and two well-appointed bathrooms, this property is ideal for families seeking comfort and style.

Upon entering, you are greeted by a delightful double reception room that exudes warmth and character, providing an inviting space for both relaxation and entertaining. The modern open-plan kitchen diner is a standout feature, designed to cater to the needs of contemporary family life while maintaining the home's original charm. A convenient downstairs WC adds to the practicality of the layout.

The highlight of this residence is undoubtedly the stunning primary suite located in the loft, offering a private retreat with ample space and natural light. This unique feature not only enhances the living experience but also provides a sense of seclusion away from the bustling family areas.

Situated close to excellent transport links, this property ensures easy access to local amenities and the vibrant community of Kingston Upon Thames. Whether you are commuting to work or enjoying a leisurely day out, the location is both convenient and desirable.

This Victorian gem is a rare find, combining period features with modern comforts, making it a perfect family home in a sought-after area. Do not miss the opportunity to make this splendid property your own.

Situation

Canbury Park Road 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 and state sectors.