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Environment Impact (CO2) Rating	Energy Efficiency Rating
 The minimum energy rating for this property is A.	 The minimum environment impact rating for this property is B.



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 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.



Approximate Gross Internal Area 1458 sq ft - 135 sq m
 (Including Outbuilding)
 Ground Floor Area 629 sq ft - 58 sq m
 First Floor Area 499 sq ft - 46 sq m
 Second Floor Area 237 sq ft - 22 sq m
 Outbuilding Area 93 sq ft - 9 sq m

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

Tel: 020 8546 5444

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

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



Canbury Avenue

Kingston Upon Thames KT2 6JR



Guide Price £1,125,000

- Victorian Semi Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Utility Room and Downstairs WC
- Open Plan Kitchen/Diner
- North Kingston Location
- Close to Transport Links
- Westerley Aspect Rear Garden
- EPC Rating - D
- Council Tax Band- E

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 in Canbury Avenue, Kingston Upon Thames, this delightful Victorian semi-detached family home offers a perfect blend of period elegance and modern living. With its spacious layout, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The heart of the home is the open plan kitchen and dining area, which creates a warm and welcoming atmosphere for family gatherings and dinner parties. Additionally, the utility room and convenient downstairs WC enhance the practicality of this lovely residence.

This home features four bedrooms, providing ample space for family members or guests. The two well-appointed bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Step outside to discover a delightful westerly aspect rear garden with green house, perfect for enjoying the afternoon sun. This outdoor space is ideal for children to play, or for hosting summer barbecues with friends and family.

With its prime location in Kingston Upon Thames, this property is not only a beautiful home but also offers easy access to local amenities, schools, and transport links. This Victorian semi-detached house is a wonderful opportunity for those seeking a family-friendly environment with character and charm.

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 Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors.

