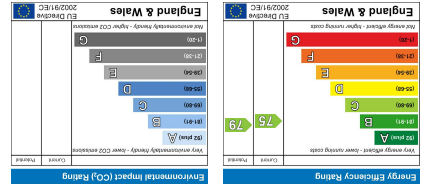


**Important Information** All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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 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 1351 sq ft - 125 sq m (Including Garage)**  
 Ground Floor Area 309 sq ft - 29 sq m  
 First Floor Area 487 sq ft - 45 sq m  
 Second Floor Area 421 sq ft - 39 sq m  
 Garage Area 134 sq ft - 12 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.

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**Carlisle Close**  
 Kingston Upon Thames KT2 7AU



## Guide Price £760,000

- Townhouse
- Three / Four Bedrooms
- Garage
- Off Street Parking
- Ground Floor WC
- Private Rear Garden
- Excellent Location
- Moments from Norbiton Station
- EPC Rating - C
- Council Tax Banding - 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

This delightful house offers a perfect blend of comfort and convenience with generous accommodation spread across three floors in excess of 1350sqft (including garage). With three / four spacious bedrooms, this property is ideal for families, those seeking extra space or for an investor.

The property has undergone internal improvements by the current owners to include new windows, back door, carpets, fencing, WC plus a new boiler and heating system. The ground floor contains a modern, open plan style kitchen with dining area. This room leads out onto the landscaped rear garden. There is also a ground floor WC and a spacious garage measuring 15ft deep. Upstairs provides a generous living room and an en-suite bedroom. The top floor contains another two bedrooms and a luxurious bathroom.

The garage and driveway, provide ample parking and storage options, which is a significant advantage in this sought-after location. The garage also offers scope to convert into living accommodation (STNC). The private rear garden is a wonderful retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Situated in a great location, this home is just a short distance from Norbiton station, making it an excellent choice for commuters. The surrounding area offers a variety of local amenities, including shops, parks, and schools, ensuring that all your needs are easily met.

This property presents a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this lovely house your new home.

## Situation

Carlisle Close is a sought after address situated between Norbiton village & Kingston town centre with their tremendous range of shopping & transport facilities. Norbiton rail station with its direct service into Waterloo is moments away and the A3 which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private & state sectors.

