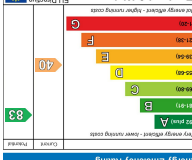
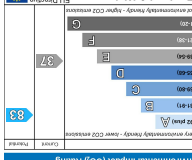
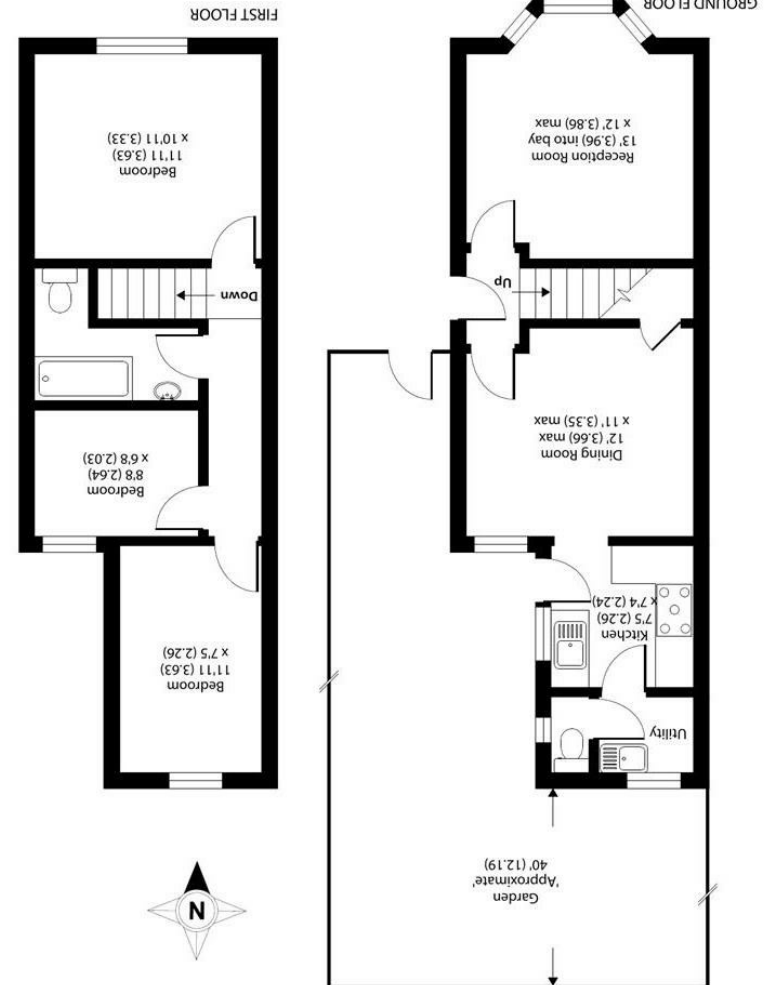


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (RICS Residential). © gibsonlane 2022. RICS Property Measurement REF: 356542. Produced for Gibson Lane.



Approximate Area = 812 sq ft / 75.4 sq m
 For identification only - Not to scale

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

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 5DU
 T: 020 8247 9444



Canbury Park Road
 Kingston Upon Thames KT2 6LE



Guide Price £825,000

- No Onward Chain
- Detached Victorian House
- Huge Potential to Extend (Planning Approved)
- Three Bedrooms
- Two Reception Rooms
- South Facing Garden
- Off Street Parking
- EPC rating - E
- Council Tax Band - D

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

A well presented three bedroom detached Victorian family home situated within a short walk of Kingston town centre and its various transport options. Internally the house comprises two spacious reception rooms, kitchen with utility room and WC on the ground floor, with three good bedrooms and a bathroom on the first floor. There is an impressive South facing rear garden and an off street parking space to the front of the house. There is enormous potential to extend and improve this property with planning permission already in place for the erection of a two story side and rear extension, single story rear extension and loft conversion to create a substantial four double bedroom family home. Sold with no onward chain. (NB. Photos taken pre-tenancy).



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. Richmond Park and the River Thames are also within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors.

