



Approximate Area = 1655 sq ft / 153.7 sq m  
Including Limited Use Area(s) = 180 sq ft / 16.7 sq m  
For identification only - Not to scale

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## Canbury Avenue

Kingston Upon Thames KT2 6JP

**Guide Price £1,200,000**

An elegant five bedroom semi detached Victorian residence situated in this sought after North Kingston Road.

### Description

An elegant five bedroom semi detached Victorian residence with impressive accommodation approaching 1700sqft arranged over three floors. Internally the property is presented to an excellent standard and now presents a stunning interior offering a practical contemporary style of living whilst retaining a number of period features. The wow factor of the ground floor is a modern fitted kitchen opening to a stunning 20ft reception room with bi-fold doors leading directly onto the southerly aspect landscaped rear garden with patio area ideal for alfresco dining. The upper floors offer a generous arrangement with four double bedrooms and study come nursery all complimented by two well appointed bath/shower rooms.

### Situation

Canbury Avenue is a popular residential tree lined street ideally situated in the sought after North Kingston area, conveniently positioned between Richmond Park and the River Thames. Kingston station offering a direct service into Waterloo and the A3 which serves both London & the M25 are both within easy access. Kingston town centre with its array of shops, restaurants and bars is a short distance away, the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs. The standard of schooling in the immediate area is excellent within both the private and state sectors.

**Tenure:** Freehold

**Local Authority:** Kingston upon Thames

