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Category	Rating
Energy Efficiency Rating	C
Environmental Impact (CO ₂) Rating	D



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 1319 sq ft - 123 sq m
 Ground Floor Area 535 sq ft - 50 sq m
 First Floor Area 448 sq ft - 42 sq m
 Second Floor Area 336 sq ft - 31 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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Canbury Avenue
 Kingston Upon Thames KT2 6LR



Guide Price £1,100,000

- Stunning Victorian Home
- Incredible Open Plan Layout
- Beautifully Designed & Finished Internally
- Four Double Bedrooms
- 40ft Rear Garden
- Two Luxurious Bathrooms
- Excellent Utility Room
- Extremely Sought After Location
- Moments from Kingston Town & Train Station
- EPC Rating - C

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 one of North Kingston's most desirable roads, this stunning Victorian home offers a perfect blend of comfort and style, beautifully designed across three floors. This lovely house has been recently renovated and extended with both luxury and convenience in mind.

The ground floor boasts a wonderful open plan layout throughout with front lounge, dining room and kitchen all seamlessly interlinking. There are large skylights, front bay window and excellent bi-folding doors across the back letting in an abundance of natural light throughout the ground floor. The kitchen has been completed to a very high standard featuring Miele appliances and top of the range finishes. The kitchen leads out onto a delightful rear garden spanning almost 40ft deep which also has access from the rear.

The first floor contains an excellent front double bedroom with fitted wardrobes, family bathroom, a rear double bedroom with dual aspect windows, plus a newly fitted utility room, an excellent attribute of the house. The newly converted loft extension boasts two further double bedrooms and another luxurious bathroom.

This property presents a wonderful opportunity to secure a stunning family home in a sought-after location. With its generous living space, superb standard of finish and close proximity to local amenities, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.



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 also in close proximity to 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 & state sectors.

