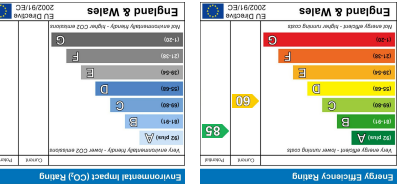




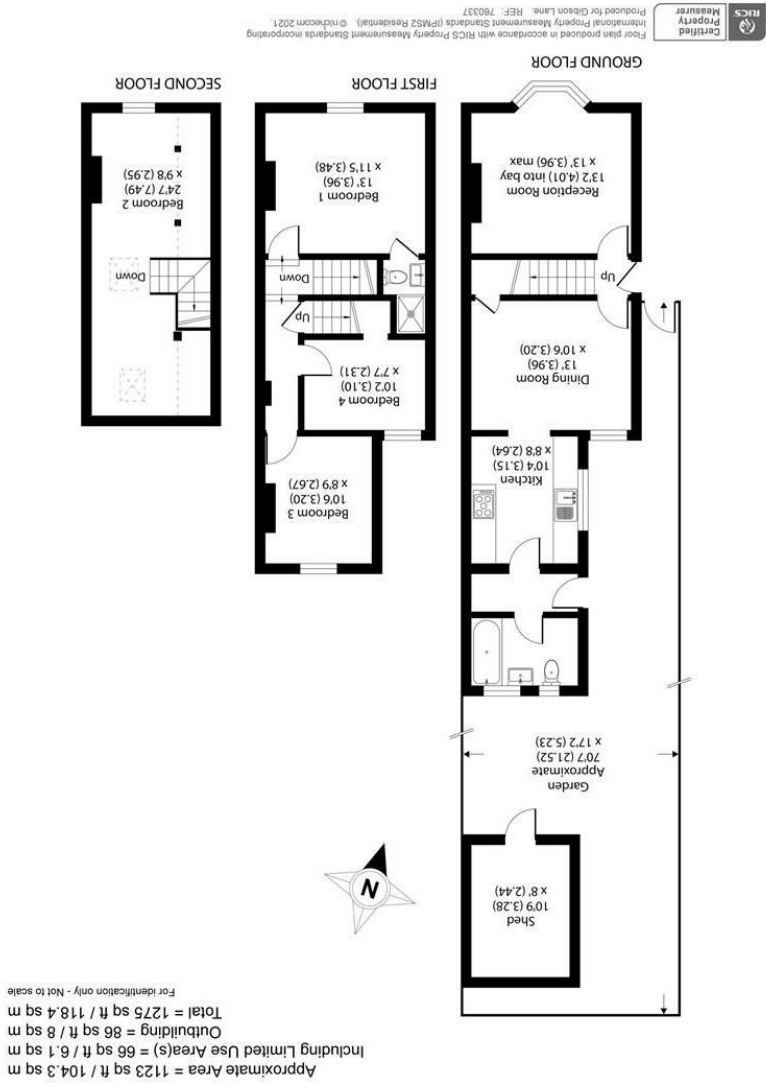
Canbury Park Road  
Kingston Upon Thames KT2 6LE

gibson lane

34 Richmond Road  
Kingston upon Thames  
Surrey  
KT2 5ED  
www.gibsonlane.co.uk  
Tel: 020 8546 5444



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.



Approximate Area = 1123 sq ft / 104.3 sq m  
Including Limited Use Area(s) = 66 sq ft / 6.1 sq m  
Outbuilding = 86 sq ft / 8 sq m  
Total = 1275 sq ft / 118.4 sq m  
For identification only - Not to scale





## Canbury Park Road

Kingston Upon Thames KT2 6LE

**Guide Price £785,000**

A charming three/four bedroom Victorian semi-detached home located in this popular North Kingston Road.

### Description

A lovely semi-detached Victorian home situated on this sought after North Kingston Road. The house provides an abundance of character and charm offering spacious accommodation in excess of 1200 sqft with the potential to expand further by extending on the ground floor and /or fully into the loft (STNC). The property offers original wooden flooring and beautiful period fireplaces throughout with the ground floor comprising of; front reception room with large bay window, middle dining room, fitted kitchen and a family bathroom. The first floor contains three bedrooms with the master offering an en-suite bathroom. The top floor has been converted into another room and could be extended to create an additional bedroom with en-suite or two further bedrooms and a bathroom. Externally there is an impressive 70ft south facing rear garden.

### 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. The standard of schooling in the immediate area is excellent within both the private and state sectors.

**Tenure:** Freehold  
**Local Authority:** Kingston Upon Thames

