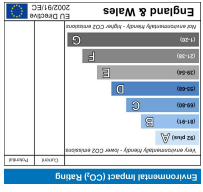
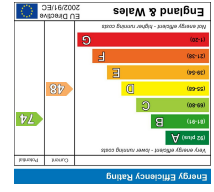
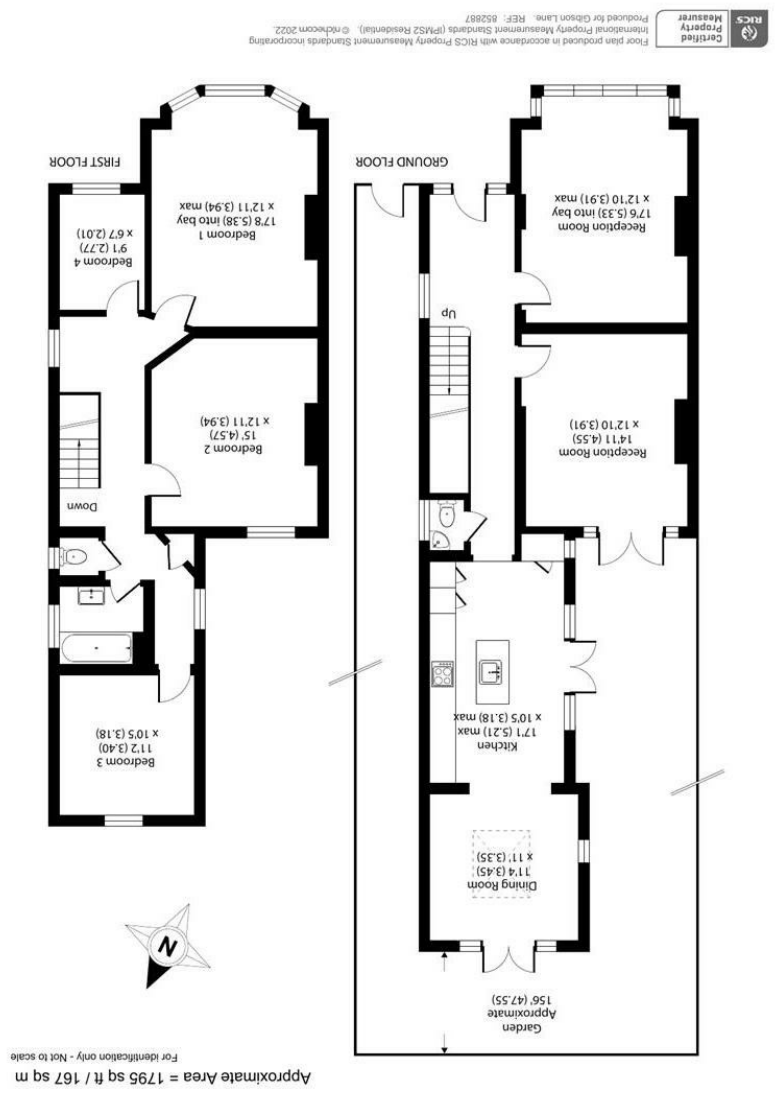


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
	



34 Richmond Road  
 Kingston upon Thames  
 Surrey  
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Norbiton Avenue  
 Kingston upon Thames KT1 3QR



## Norbiton Avenue

Kingston Upon Thames KT1 3QR

Guide Price £1,350,000

An elegant Victorian four bedroom semi detached residence with impressive accommodation approaching 1800 square foot complimented by a spectacular 156' garden with westerly aspect, ideally situated on this sought after road in Norbiton Village moments from the station, shops & restaurants.

### Description

An elegant Victorian semi detached residence providing substantial and well balanced accommodation approaching 1800 sq ft arranged over two floors complemented by many wonderful period features. The emphasis on the ground floor is on family life and entertaining, there are two spacious reception rooms both with working fireplaces and an impressive 28ft recently fitted kitchen/diner with direct access to a spectacular 156ft westerly aspect rear garden with mature trees, summer house and a secluded and pleasant aspect overlooking neighbouring gardens; this exceptional outside space has endless possibilities for family activities or working from home arrangements. The first floor provides spacious bedrooms with large windows making the property incredibly light a stunning generous family bathroom and separate W.C. There is tremendous potential (subject to consent) to extend the property and convert the loft providing a larger ground floor and 2 extra bedrooms taking the total footprint to approximately 2500 square foot. Properties featuring gardens of this size are rarely available in Kingston upon Thames are therefore viewings are highly recommended to appreciate what this stunning home has to offer - OPEN DAY SATURDAY 28TH MAY - BY APPOINTMENT ONLY.

### Situation

Norbiton Avenue is a popular residential street conveniently located for Kingston town centre with its wealth of shops, bars, restaurants and station. In our opinion the property occupies the best position in the street being sited a reasonable distance from the railway, benefiting from a sunny west facing garden aspect and uninterrupted views down Neville Road. Richmond Park with its many acres of open space and the Thames with its pleasant riverside walks are close by. The property is easily accessible to Norbiton Village with its select range of local shops and moments from Norbiton station offering a direct service into Waterloo. 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 and state sectors.

**Tenure:** Freehold

**Local Authority:** Kingston Upon Thames

