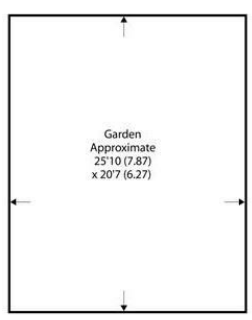
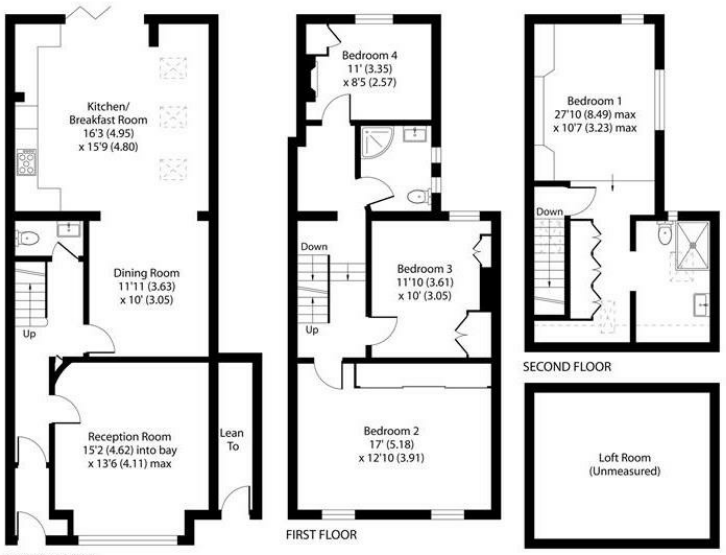
Approximate Area = 1730 sq ft / 160.6 sq m (excludes lean to & loft room)
Including Limited Use Area(s) = 23 sq ft / 2.1 sq m
For identification only - Not to scale

Denotes restricted head height





Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
Produced for Gibson Lane. REF: 726938

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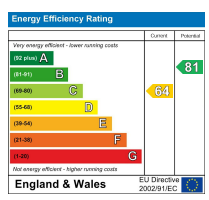
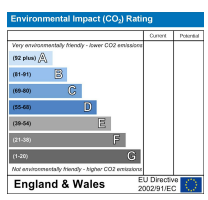
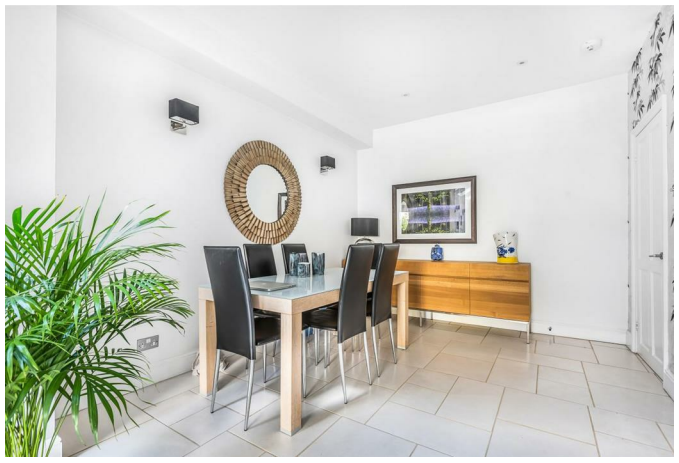
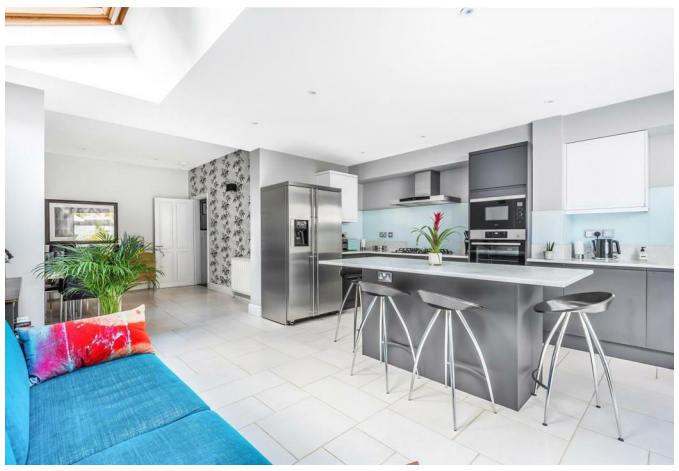


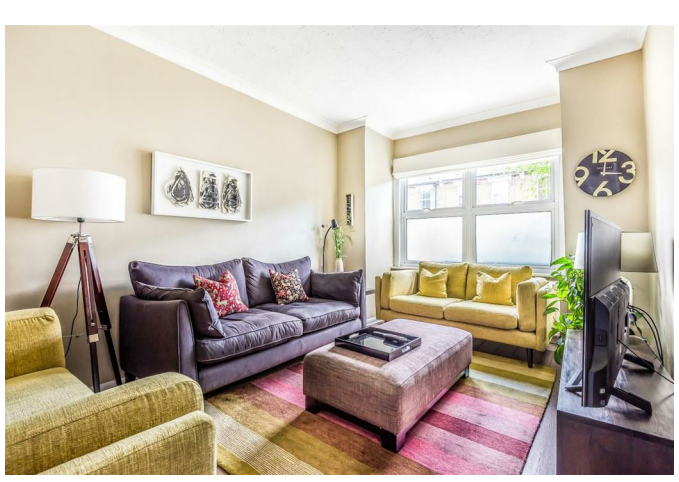


Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

The Property Ombudsman
naea | propertymark PROTECTED
arla | propertymark PROTECTED







Canbury Park Road

Kingston Upon Thames KT2 6LH

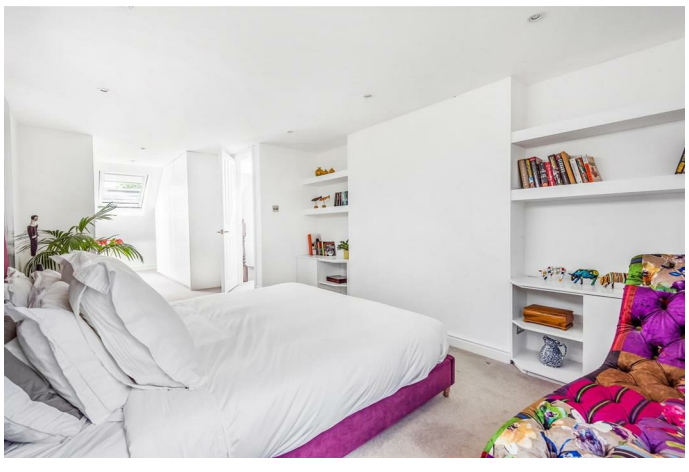
Guide Price £950,000

An immaculately presented semi-detached Victorian home offering four spacious bedrooms and an impressive ground floor footprint with accommodation in excess of 1700 sqft.

Description

A beautifully presented semi-detached Victorian house which has been tastefully extended over recent years on the ground floor and into the loft space creating a magnificent home with accommodation in excess of 1700 sqft.
The ground floor consists of an impressive modern fitted kitchen / dining / reception room spanning 28ft with stunning bi-folding doors leading out onto the perfectly landscaped brick walled garden. In addition there is a spacious front reception room with large bay window and a downstairs WC. The first floor offers three double bedrooms and a fantastic shared bathroom. The top floor has a lovely 28ft master bedroom with built in wardrobes and en-suite bathroom. Furthermore the property has a superb secure lean to built onto the side of the house which gives plenty of extra storage space plus vast loft storage accessible from bedroom two. Viewings are highly recommended - Call to book your slot now!

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