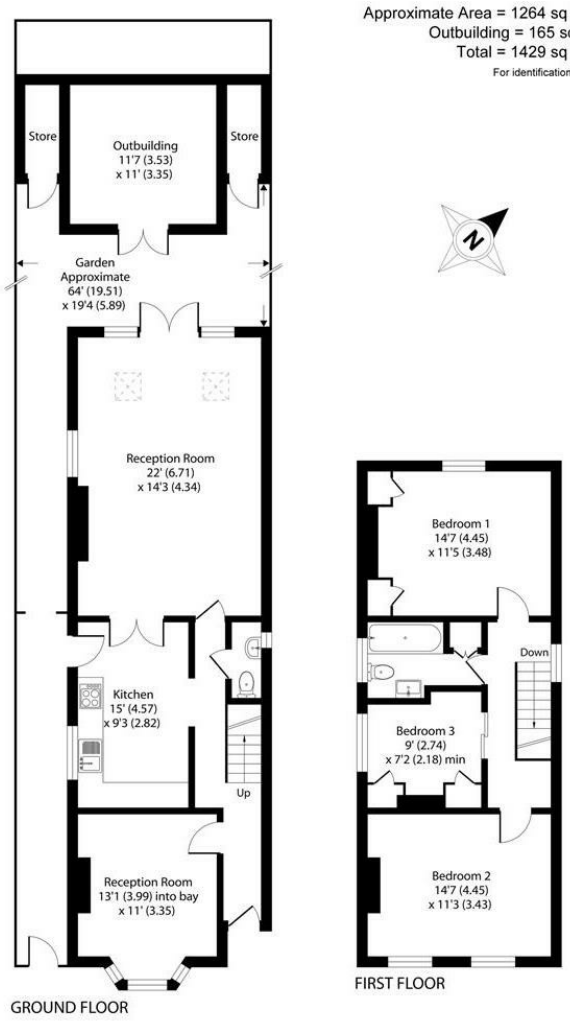
17 Canbury Avenue

Kingston upon Thames KT2 6JP



Approximate Area = 1264 sq ft / 117 sq m
Outbuilding = 165 sq ft / 15 sq m
Total = 1429 sq ft / 132 sq m
For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Gibson Lane. REF: 653914

gibson lane

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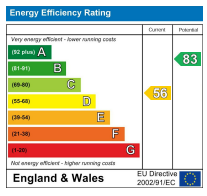

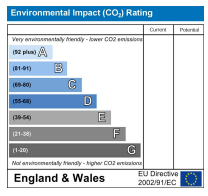

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Kingston Upon Thames KT2 6JP

Asking Price £1,100,000

An attractive Detached Victorian villa situated on this wide tree lined road in North Kingston.

Description

An attractive brick fronted detached Victorian villa with accommodation approaching 1450 sq ft arranged over two floors. The property has been sympathetically extended on the ground floor with a stunning front reception room, modern kitchen, downstairs WC and impressive open plan living/dining room to the rear, with patio doors leading onto a 64 ft westerly aspect rear garden with large home office which has been fully insulated with its own power supply, shower room and toilet. To the upper floor there are three bedrooms and a family bathroom. There is also the added bonus of extension potential into the loft (STNC). Externally there is the added bonus of covered storage to the side.

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 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 & state sectors.

Tenure: Freehold
Local Authority: Kingston Upon Thames