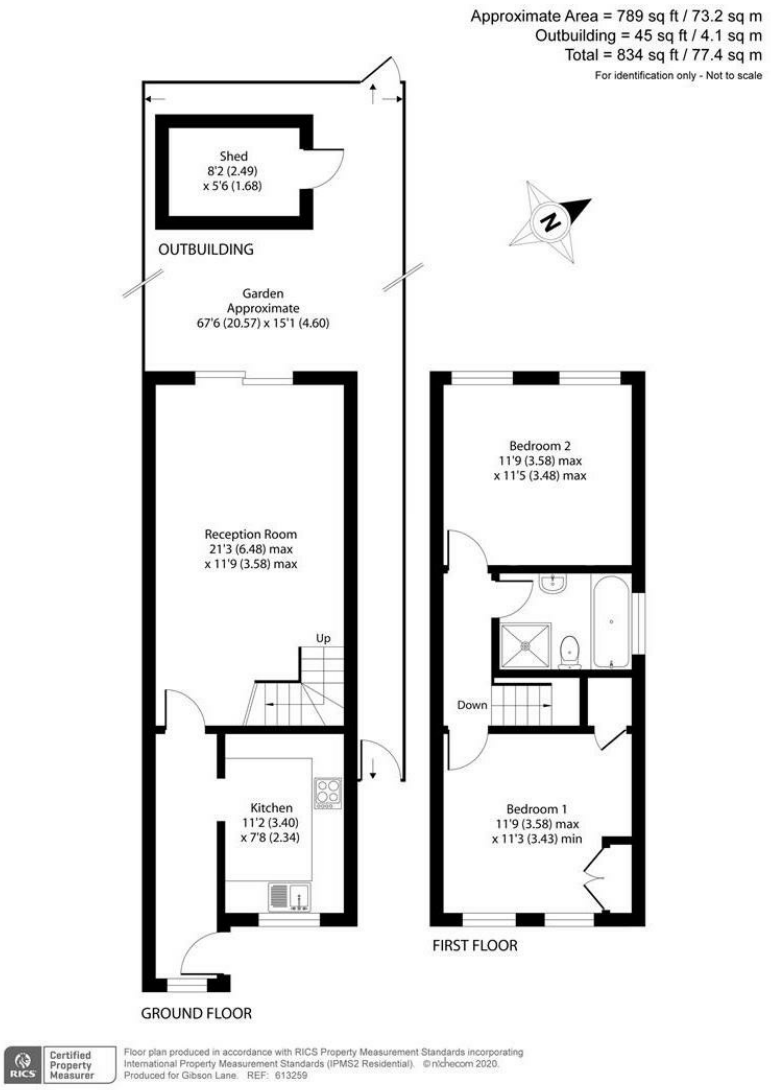
55 Canbury Avenue

Kingston upon Thames KT2 6JR



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: 613259

gibson lane

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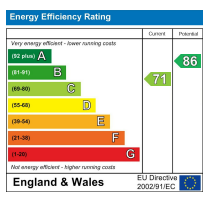
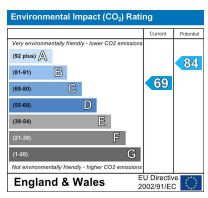
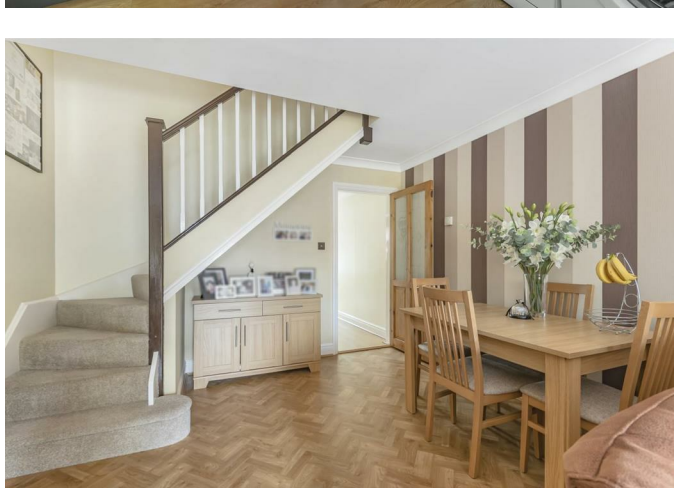




Important Information

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 | naea | propertymark PROTECTED | arla | propertymark PROTECTED



Canbury Avenue

Kingston Upon Thames KT2 6JR

Asking Price £740,000

An attractive two double bedroom brick fronted semi detached house situated on this sought after North Kingston Road.

Description

An attractive two double bedroom brick fronted semi detached house situated on this sought after North Kingston Road. This property is immaculately presented through out with accommodation approaching 850 sq ft over two floors. On the ground floor there is a modern fully fitted kitchen to the front and an impressive 21' living/dining room to the back with patio doors leading out onto a delightful and larger than average 67 ft westerly aspect rear garden. To the upper floor there are two double bedrooms and stunning family bathroom with separate shower cubicle . Externally, to the front, there is the distinct advantage of off street parking and there is tremendous potential for a ground floor rear extension and loft conversion (subject to the necessary consents)

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 both Norbiton and 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