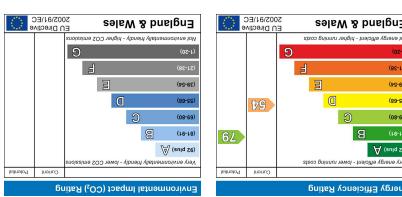
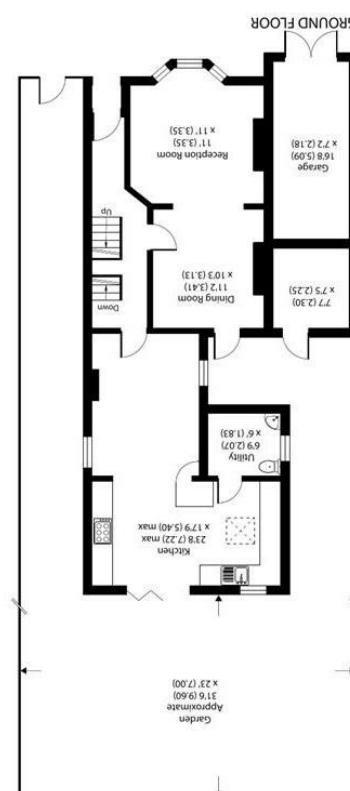
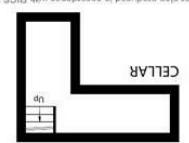


All applications listed in these details are only as seen, and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must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

Important Information



Product of Gibson Lane, Ref: 122650. Floor plan produced in accordance with RICS Property Measurement Standard 2nd Edition. © nadeem 2025.



Approximate Area = 1931 sq ft / 179.3 sq m (excludes garage)  
Including Limited Use Areas(s) = 50 sq ft / 4.6 sq m  
Total = 2035 sq ft / 188.9 sq m  
Outbuilding = 54 sq ft / 5 sq m  
For information only - Not to scale

Denotes restricted  
height

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

gibson lane



Canbury Park Road

Kingston Upon Thames KT2 6LQ



**Guide Price £1,250,000**

- Impressive Victorian Home
- Generous Accommodation in Excess of 2000sqft
- Five Bedrooms
- Integral Garage
- Off Street Parking

\* Tenure: Freehold

- Incredible Rear Garden
- North Kingston Location
- Close to Kingston Town Centre & Train Station
- EPC Rating - E
- Council Tax Banding - F

\* Local Authority: Kingston upon Thames

## Description

This striking Victorian home offers a delightful blend of character, charm and modern living. With generous accommodation totaling over 2000sqft, this property is larger than average, providing ample space.

The house boasts a large double reception room with bay window and two fireplaces, a generous kitchen / dining room with bi folding doors leading out onto the garden plus a separate utility room. The first floor provides an excellent principle bedroom with en-suite bathroom, three further bedrooms and a family bathroom. The top floor hosts an additional double bedroom. Furthermore, there is a cellar and a garage, plus storage room.

One of the standout features of this property is the substantial rear garden measuring an impressive 727sqft in total with a width of 23ft, much larger than usual. There is also side access and off street parking to the front.

The combination of its prime location, spacious layout, impressive rear garden, and potential for expansion (subject to necessary consent) makes this Victorian gem a must-see for prospective buyers. Don't miss the chance to make this house your home, contact us now to book an appointment!

## 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.

