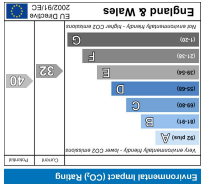
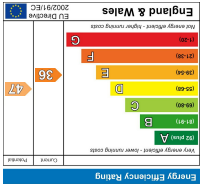
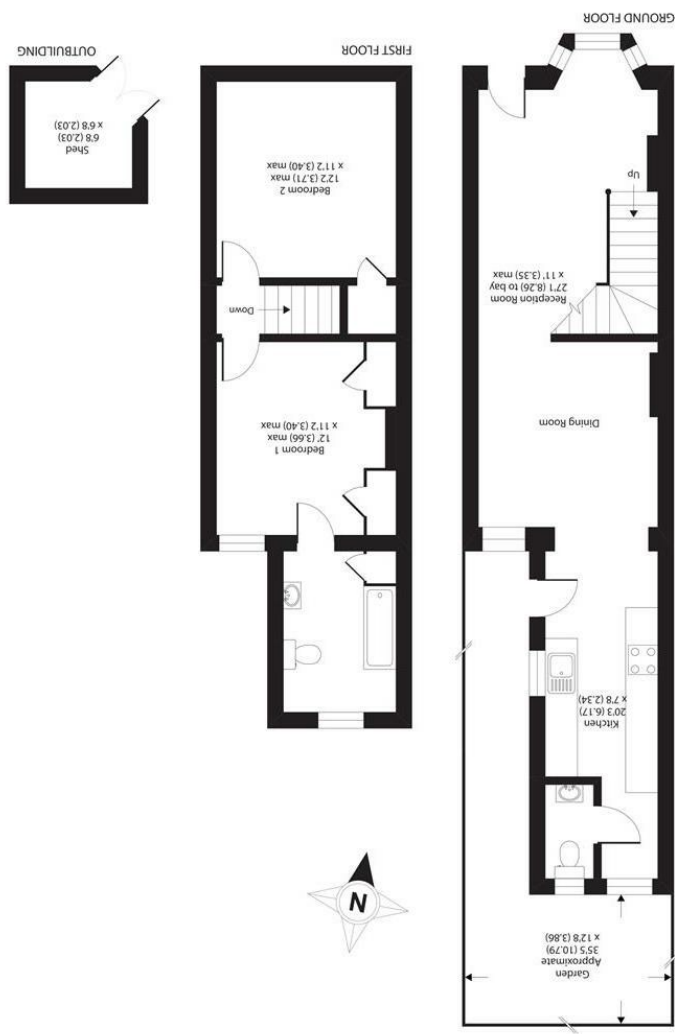


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



APPROX. GROSS INTERNAL FLOOR AREA 857 SQ FT 79.6 SQ METRES (EXCLUDES OUTBUILDING)

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



40 Canbury Park Road  
 Kingston Upon Thames KT2 6JX



**Canbury Park Road**  
Kingston Upon Thames KT2 6JX  
**Asking Price £525,000**

A delightful two double bedroom end of terrace house situated on this sought after North Kingston Road.

**Description**

An attractive bay fronted two double bedroom end of terrace house with accommodation in excess of 850 sq ft. To the ground floor there is a 27' open plan living/dining room leading directly onto a modern fitted kitchen and downstairs WC. To the upper floor there are two double bedrooms and impressive bathroom. Externally there is delightfully landscaped south facing rear garden.

**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:**

