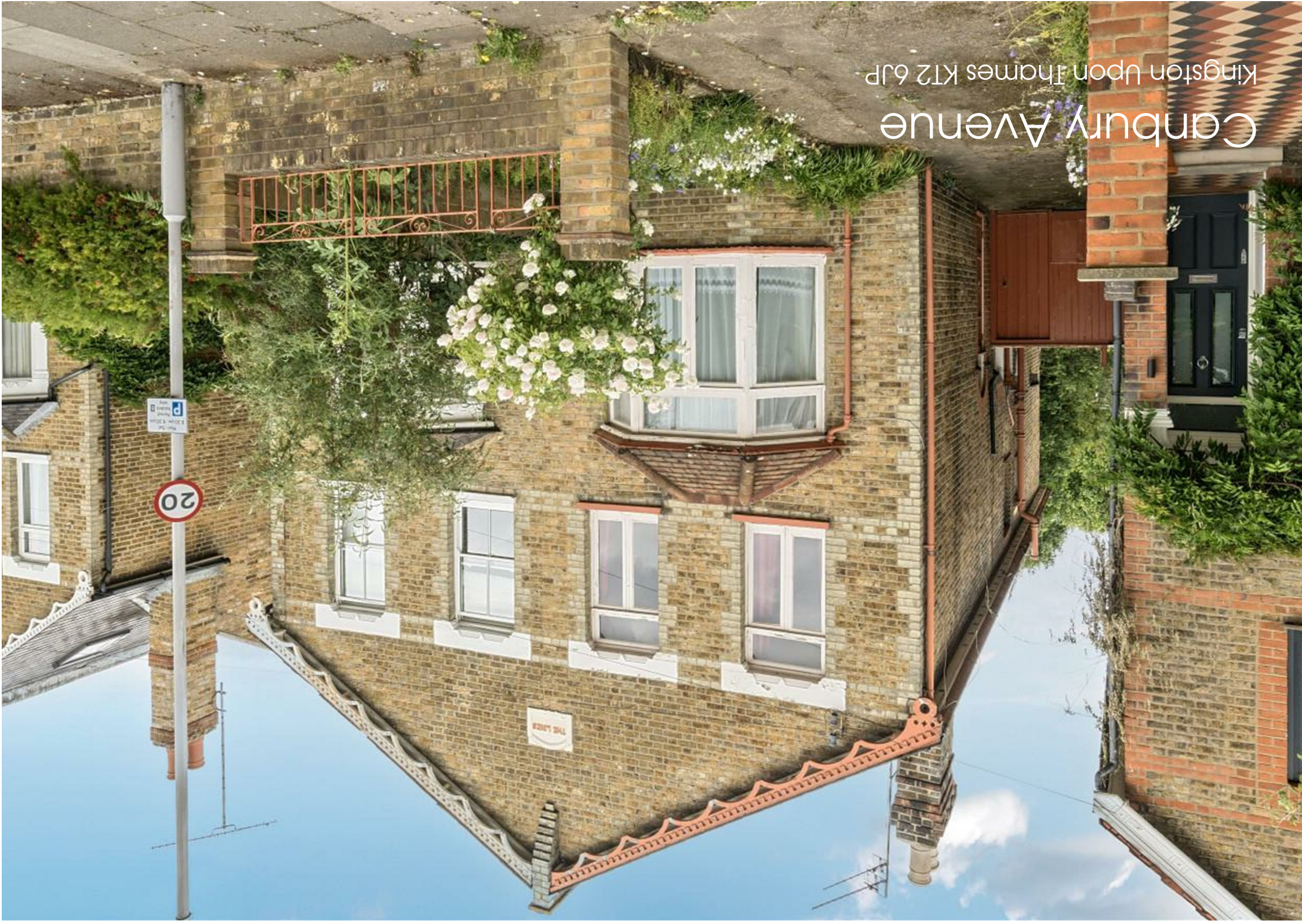
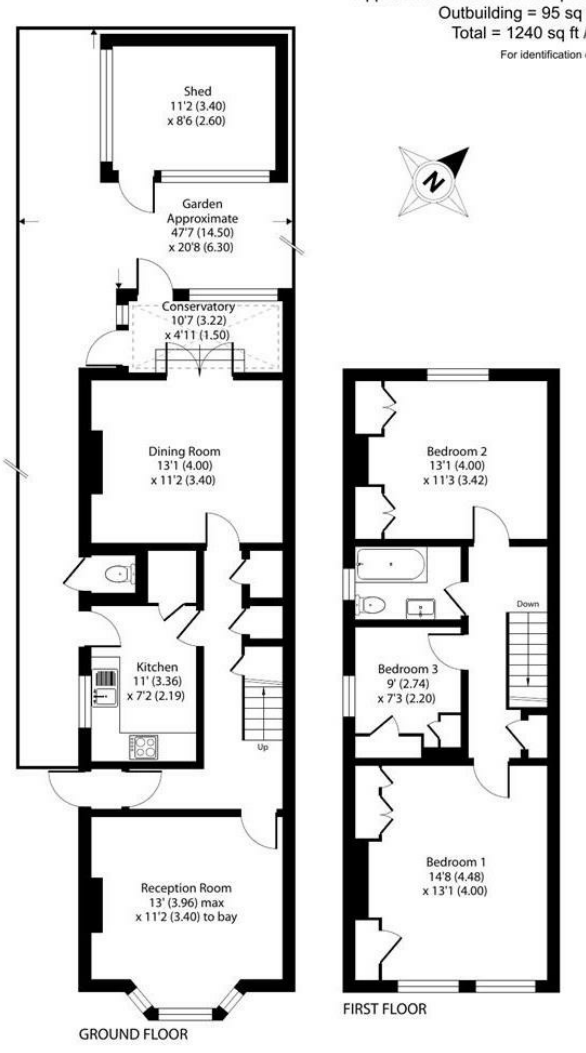


Canbury Avenue

Kingston upon Thames KT2 6JP

Approximate Area = 1145 sq ft / 106.3 sq m
Outbuilding = 95 sq ft / 8.8 sq m
Total = 1240 sq ft / 115.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Gibson Lane. REF: 1299178

gibson lane

34 Richmond Road
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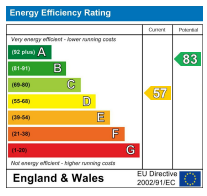

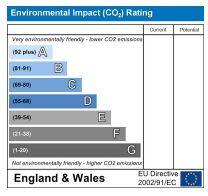

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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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Guide Price £875,000

- Semi Detached Victorian Family Home
- Three Bedrooms
- Off Street Parking
- In Need of Modernization with Potential to Extend (STPP)
- North Kingston Location
- Close To Transport Links
- Westerly Aspect Rear Garden
- No Onward Chain
- EPC Rating - D
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

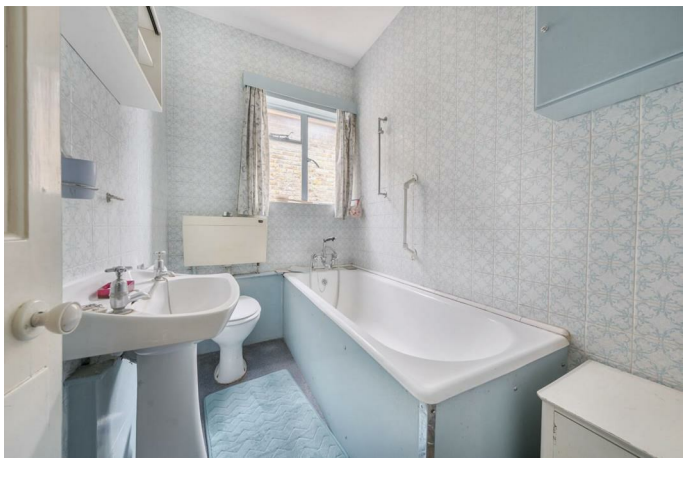
Nestled in the charming Canbury Avenue, Kingston Upon Thames, this delightful Victorian semi-detached family home offers a wonderful opportunity for those seeking a property with character and potential. Boasting three bedrooms, this residence is perfect for families or those looking to create a comfortable living space.

The property features two inviting reception rooms, providing ample space for relaxation and entertaining. The layout allows for a warm and welcoming atmosphere, ideal for family gatherings or quiet evenings at home. The house is in need of modernization, presenting a blank canvas for buyers to infuse their personal style and preferences.

One of the standout features of this home is the westerly facing rear garden, which promises plenty of sunlight throughout the day. This outdoor space is perfect for gardening enthusiasts or for simply enjoying the fresh air. Additionally, the property benefits from off-street parking for one vehicle, a valuable asset in this desirable area.

With the potential to extend, this home offers exciting possibilities for those looking to expand their living space. The Victorian architecture adds a touch of elegance and charm, making it a truly special place to call home.

In summary, this semi-detached Victorian house on Canbury Avenue is a fantastic opportunity for buyers seeking a family home with character, potential, and a lovely garden. With its prime location in Kingston Upon Thames, this property is not to be missed.

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 also in close proximity to 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.