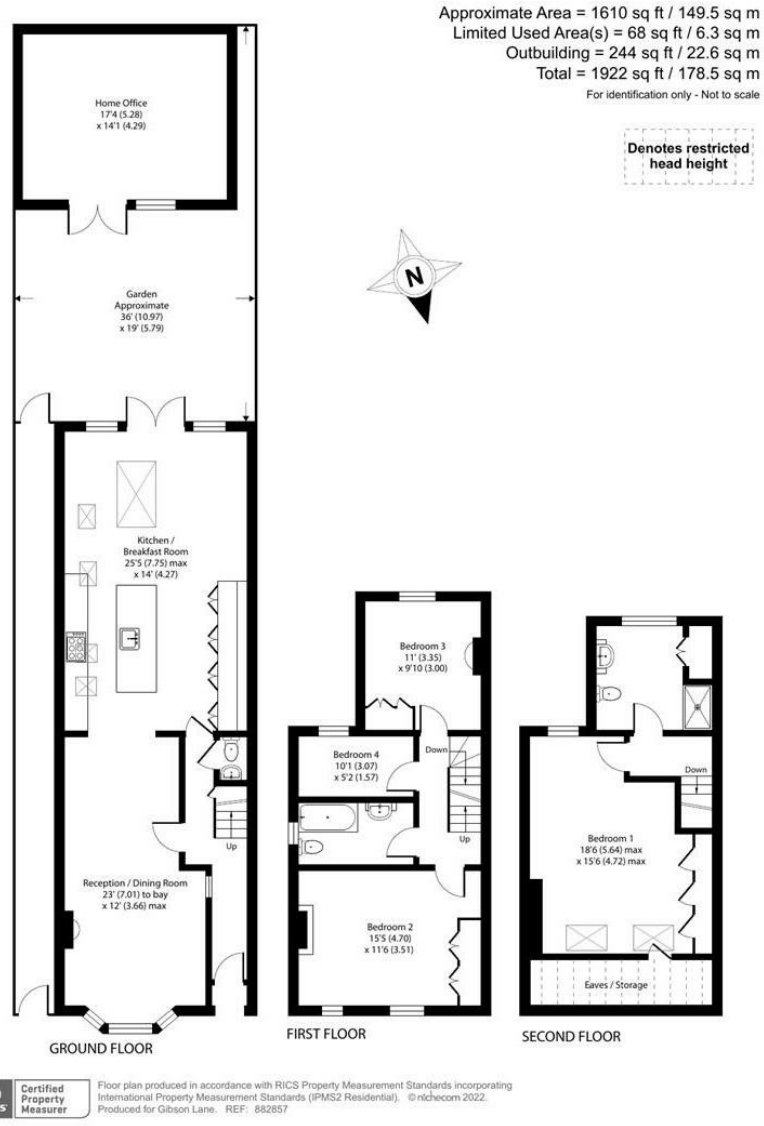
Canbury Park Road

Kingston Upon Thames KT2 6LF



Approximate Area = 1610 sq ft / 149.5 sq m
Limited Used Area(s) = 68 sq ft / 6.3 sq m
Outbuilding = 244 sq ft / 22.6 sq m
Total = 1922 sq ft / 178.5 sq m
For identification only - Not to scale

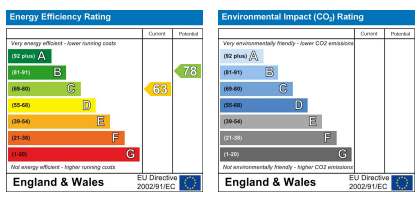
Denotes restricted head height

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 882857

gibson lane

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



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 £1,150,000

- NO ONWARD CHAIN
- Semi-Detached Victorian Home
- Four Good Bedrooms
- Beautifully Presented Internally
- Open Plan Kitchen/Diner
- Accommodation Approaching 2000sqft
- South Facing Rear Garden
- North Kingston Location
- EPC Rating - D
- Council Tax Banding - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A beautifully presented four bedroom semi-detached family home on this sought after road in North Kingston. This property has been finished to the highest of standards to include special features such as crittall style windows, marble fireplace, bespoke shelving and cupboards, engineered oak floors plus underfloor heating and offers spacious accommodation approaching 2000sqft. The ground floor comprises a stunning front reception room, downstairs WC and a fantastic open plan kitchen / dining room with crittall style steel doors leading directly onto the perfectly landscaped South facing rear garden ideal for entertaining. The upper floors boast four spacious bedrooms, two modern family bathrooms and a study room. Furthermore, there is a large outbuilding in the rear garden ideal for a home office or summer house. Viewings are highly recommended! NO ONWARD CHAIN!

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.