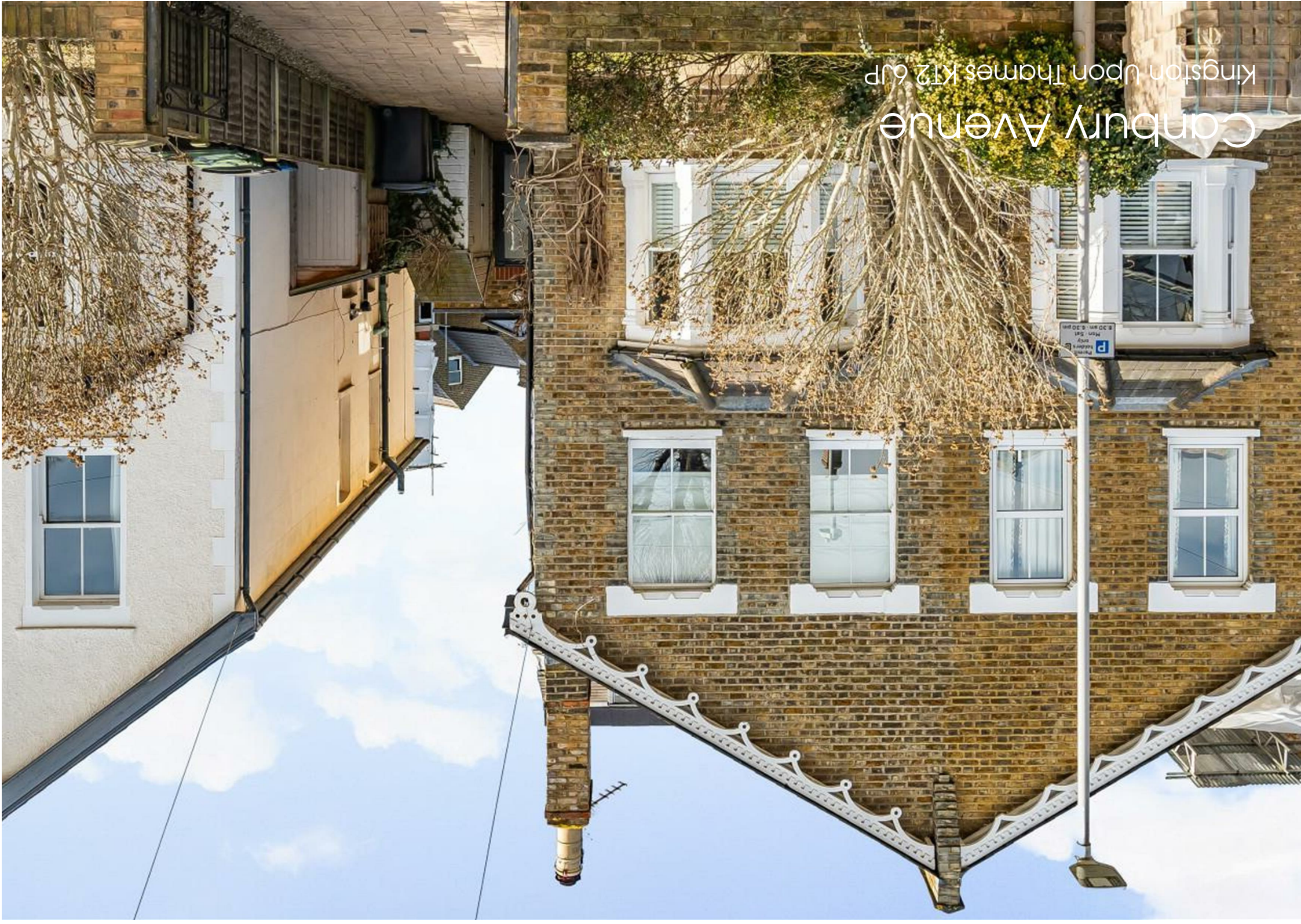
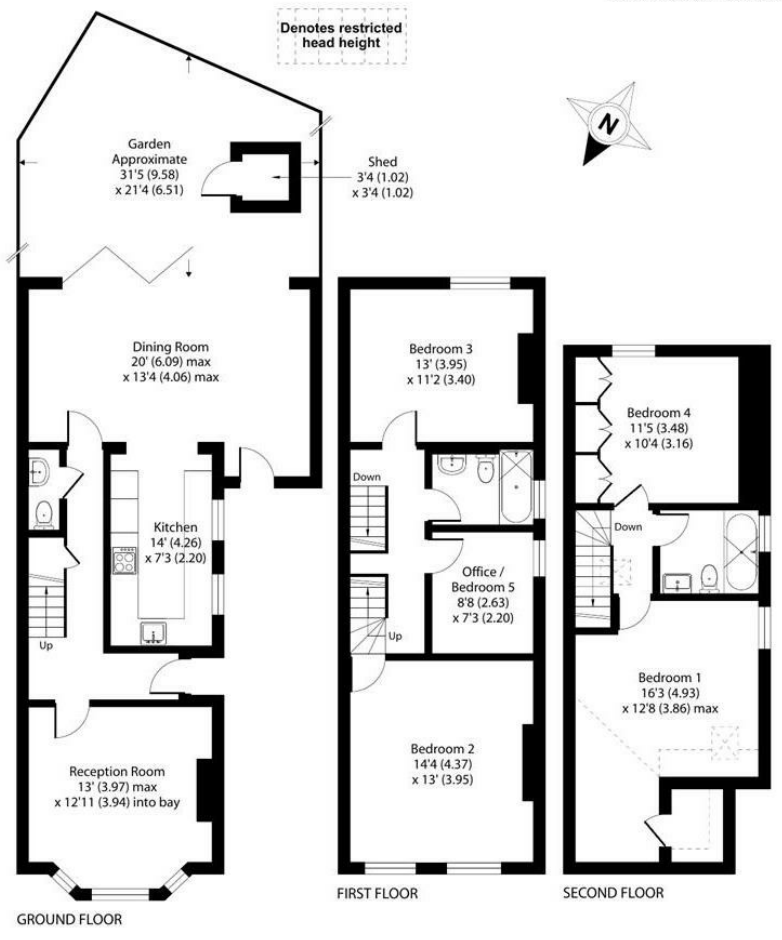


Canbury Avenue

Kingston upon Thames KT2 6JP

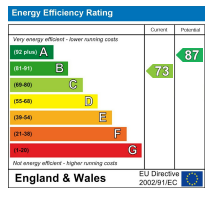
Approximate Area = 1553 sq ft / 144.3 sq m
Including Limited Use Area(s) = 41 sq ft / 3.8 sq m
Outbuilding = 11 sq ft / 1 sq m
Total = 1605 sq ft / 149.1 sq m
For identification only - Not to scale

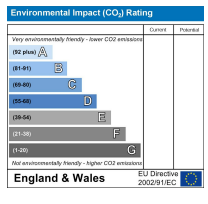


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Gibson Lane. REF: 1256614

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 £1,225,000

- Victorian Semi Detached Family Home
- Off Street Parking
- Five Bedrooms
- Two Bathrooms
- North Kingston Location
- No Onward Chain
- Open Plan Kitchen/Diner
- Potential To Extend on the Ground Floor (STPP)
- EPC Rating - C
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A rare opportunity to acquire this stunning brick fronted semi-detached Victorian property situated on one of Kingston's most desirable roads. The house has been extended over recent years creating a substantial five bedroom family home which blends a beautiful balance of contemporary style with Victorian charm. The ground floor provides a fantastic layout perfect for family life and entertaining, incorporating a lovely front reception room with period fireplace and bay window at the front. The rear features a downstairs WC and a fantastic modern open plan kitchen/ dining/ living room with stunning bifold doors leading out onto a gorgeous landscaped southerly aspect rear garden. The first floor presents three good sized bedrooms and a family bathroom. The second floor offers two further bedrooms and another modern bathroom. Additionally, the property benefits from plenty of storage throughout and off street parking. There is also scope to extend further on the ground floor (STNC). This is a must see property!

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.