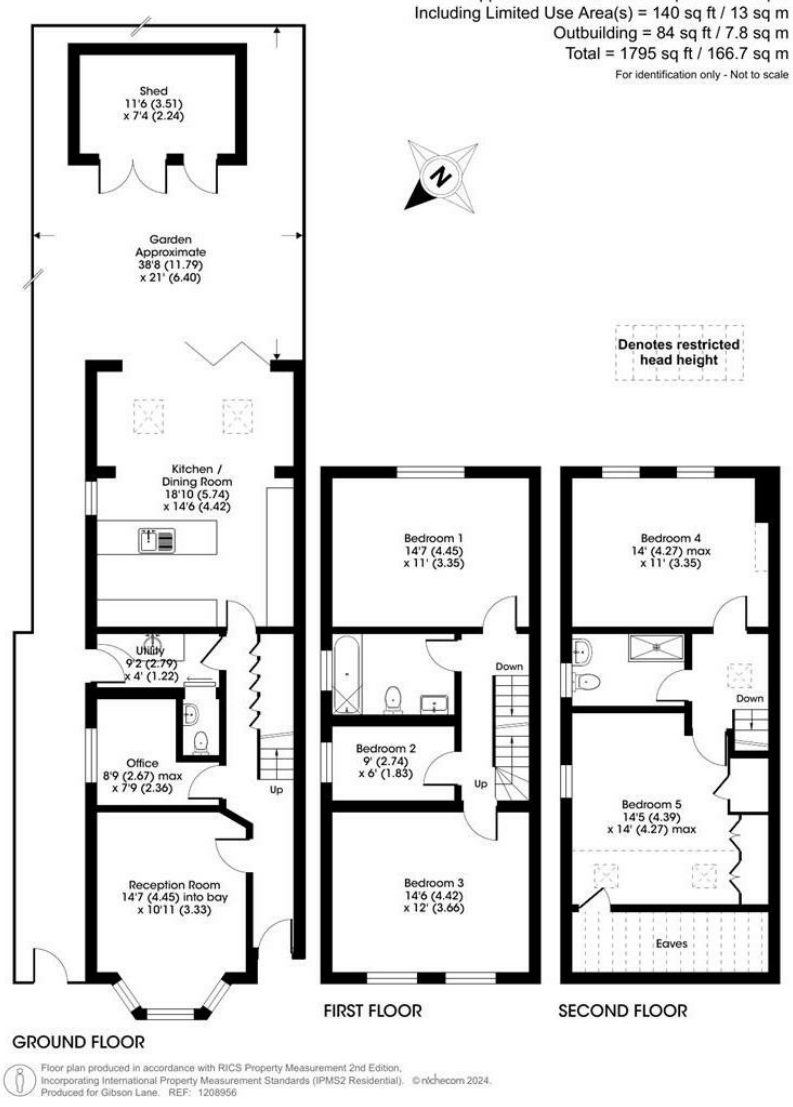
Approximate Area = 1571 sq ft / 145.9 sq m
Including Limited Use Area(s) = 140 sq ft / 13 sq m
Outbuilding = 84 sq ft / 7.8 sq m
Total = 1795 sq ft / 166.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1208956

gibson lane

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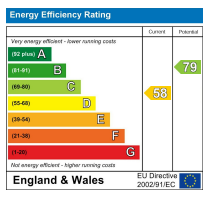
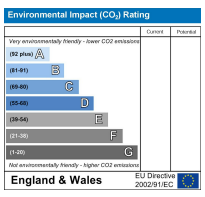
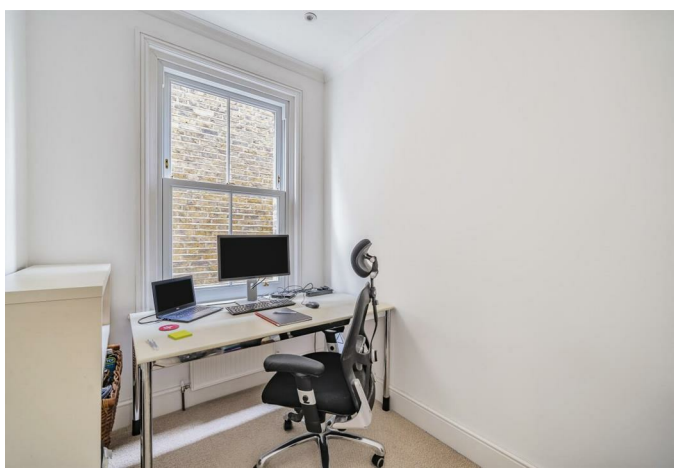




Important Information

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
naea | propertymark PROTECTED
arla | propertymark PROTECTED



Guide Price £1,200,000

- Halls Adjoining Semi Detached Family Home
- Five Bedrooms
- Utility Room and Downstairs WC
- Two Bathrooms
- Stunning Open Plan Kitchen/Diner
- North Kingston Location
- Off Street Parking
- South East Facing Rear Garden
- EPC Rating - D
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An impressive Halls adjoining Victorian family home situated in this sought after tree lined road in North Kingston.

This wonderful home has been sympathetically extended over the years perfect for entertaining and family life blending Victorian charm and contemporary style with accommodation approaching 1600 sq ft over three floors.

The ground floor comprises entrance hall, front reception room with bay window, home office, downstairs WC/utility room and a stunning modern open plan kitchen diner with bifold doors leading out onto a delightfully landscaped south east facing rear garden with large outbuilding that is fully insulated with power.

Externally the property benefits from side and rear access, in addition there is off street parking for one car.

To the upper floors there are four double bedrooms, single bedroom and two modern bath/shower rooms.

Viewings are highly recommended to appreciate what this beautiful home has to offer.

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.