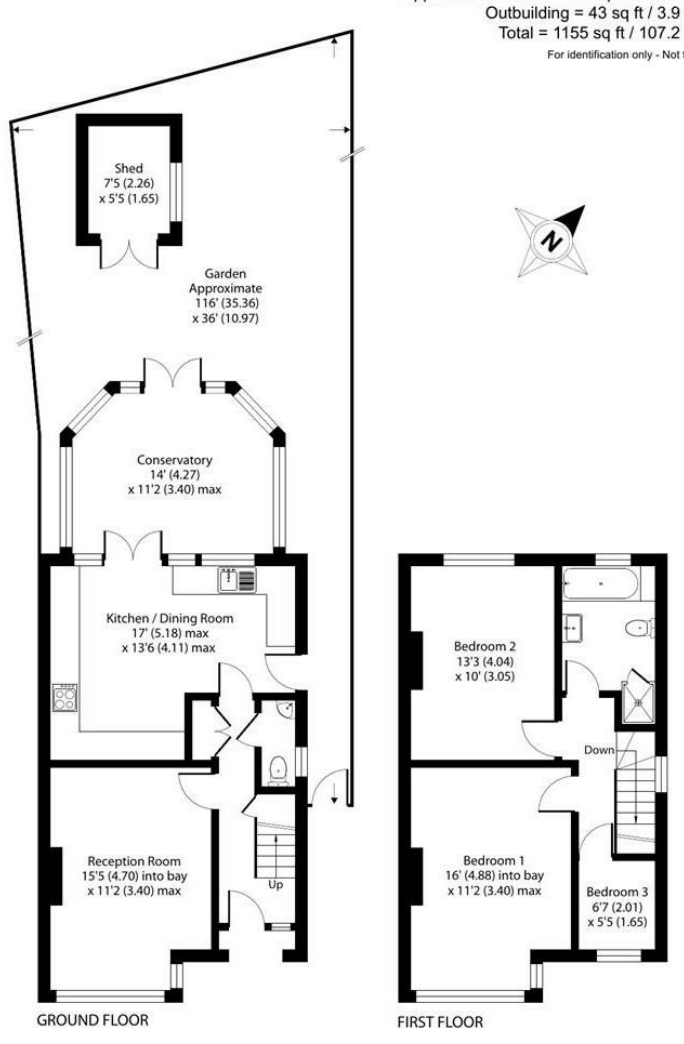
Norbiton Avenue

Kingston Upon Thames KT1 3QP

Approximate Area = 1112 sq ft / 103.3 sq m
Outbuilding = 43 sq ft / 3.9 sq m
Total = 1155 sq ft / 107.2 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1188132

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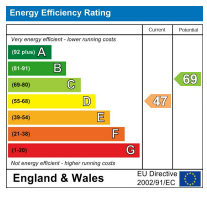

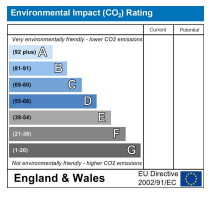

Important Information

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.

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Guide Price £900,000

- Detached Home
- Three Bedrooms
- Incredible 116ft Rear Garden
- Huge Scope for Expansion (STNC)
- Downstairs WC
- Ample Off Street Parking
- Excellent Location
- Close Proximity to the Train Station
- EPC Rating - E
- Council Tax Banding - E

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

An attractive 1920's, three bedroom detached family home with accommodation in excess of 1100sqft arranged over two floors. The ground floor comprises of a generous entrance hall, large front reception room with feature fireplace and square bay window, downstairs WC, open plan style kitchen/dining room plus a conservatory at the rear. Upstairs provides a superb master bedroom to the front with large bay window, two additional bedrooms plus a family bathroom.

There is enormous potential to expand (Subject to necessary consent) and modernise the property to create a magnificent family home. Externally there is ample off street parking and a beautifully landscaped rear garden measuring an impressive 116ft deep. There is also a storage shed and side access.

Internal viewings are strongly recommended!

Situation

Norbiton Avenue is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.