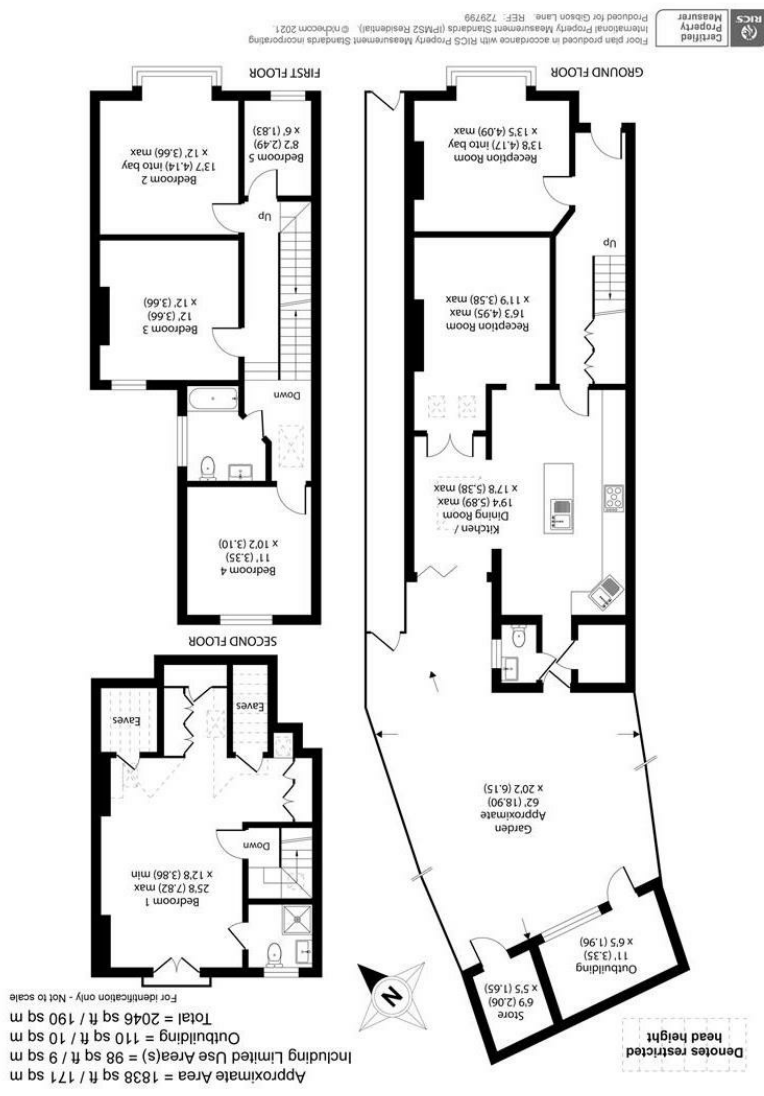


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating



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



for sale  
 gibson lane  
 020 8546 5444  
 Norbiton Avenue  
 Kingston Upon Thames KT1 3QS



## Norbiton Avenue

Kingston Upon Thames KT1 3QS

Guide Price £1,025,000

A stunning semi detached family home with accommodation approaching 2000sqft and an impressive 62ft southerly facing landscaped garden.

### Description

A beautifully presented 1920's semi detached family home with impressive accommodation approaching 2000sqft arranged over three floors. The ground floor comprises of front reception room with lovely fireplace and large bay window, second reception room with feature fireplace which leads through into a wonderful open plan country style kitchen / dining room spanning almost 20ft by 18ft. To the upper floors there are three large double bedrooms, a single bedroom / study room and a shared bathroom. The top floor offers a spectacular master bedroom with walk in cupboard area, modern en-suite bathroom and incredible views over the grounds. Externally there is a stunning 62ft southerly facing landscaped garden with a decking area providing plenty of space for entertaining. Other benefits include a downstairs WC, plenty of additional storage throughout the house including cupboard space and in the eaves, an outbuilding to the rear with separate store shed plus scope to extend further (STNC).

### Situation

Norbiton Avenue is a sought after residential street conveniently located within close proximity to Richmond Park and 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.

**Tenure:** Freehold

**Local Authority:** Kingston Upon Thames

