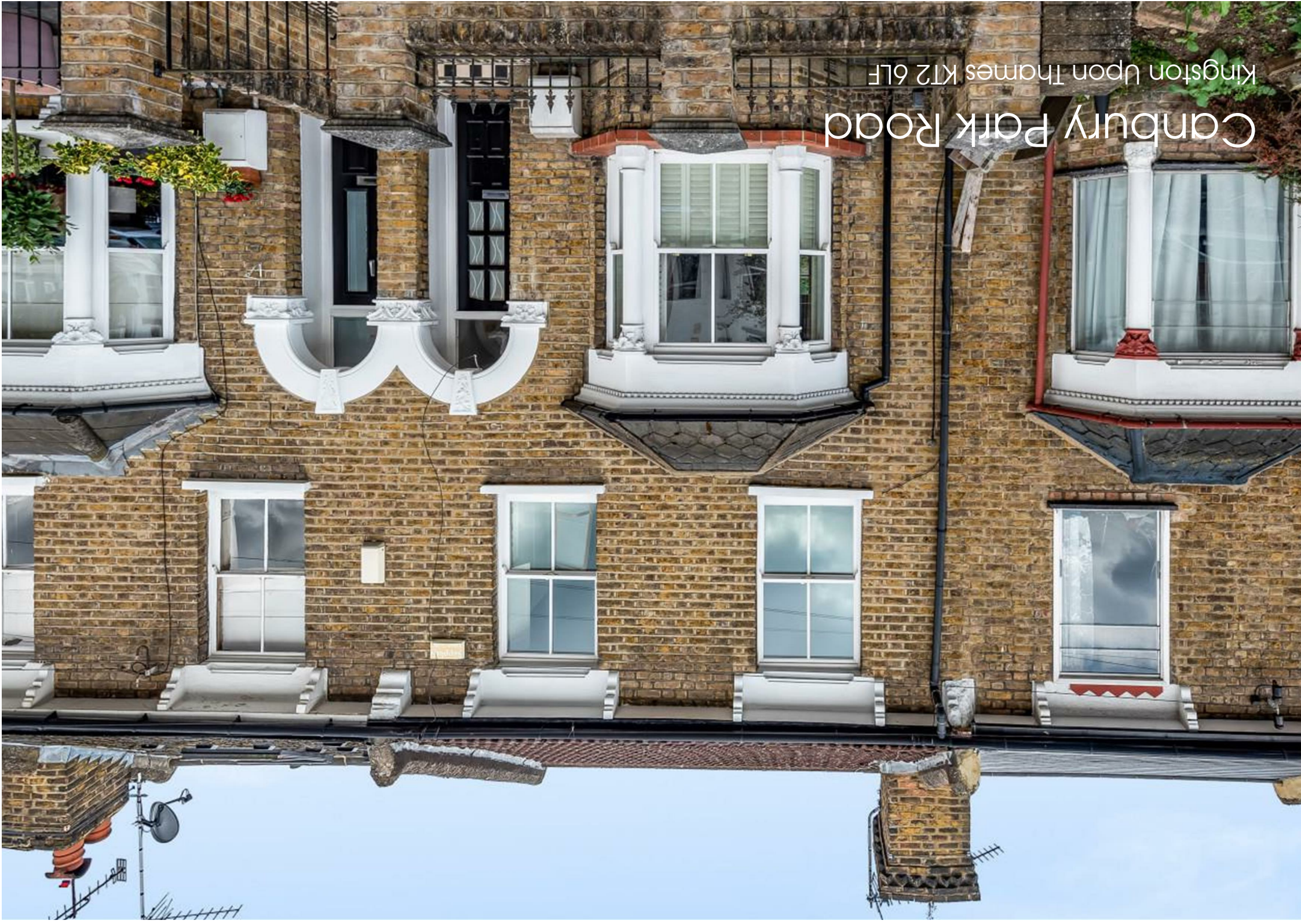
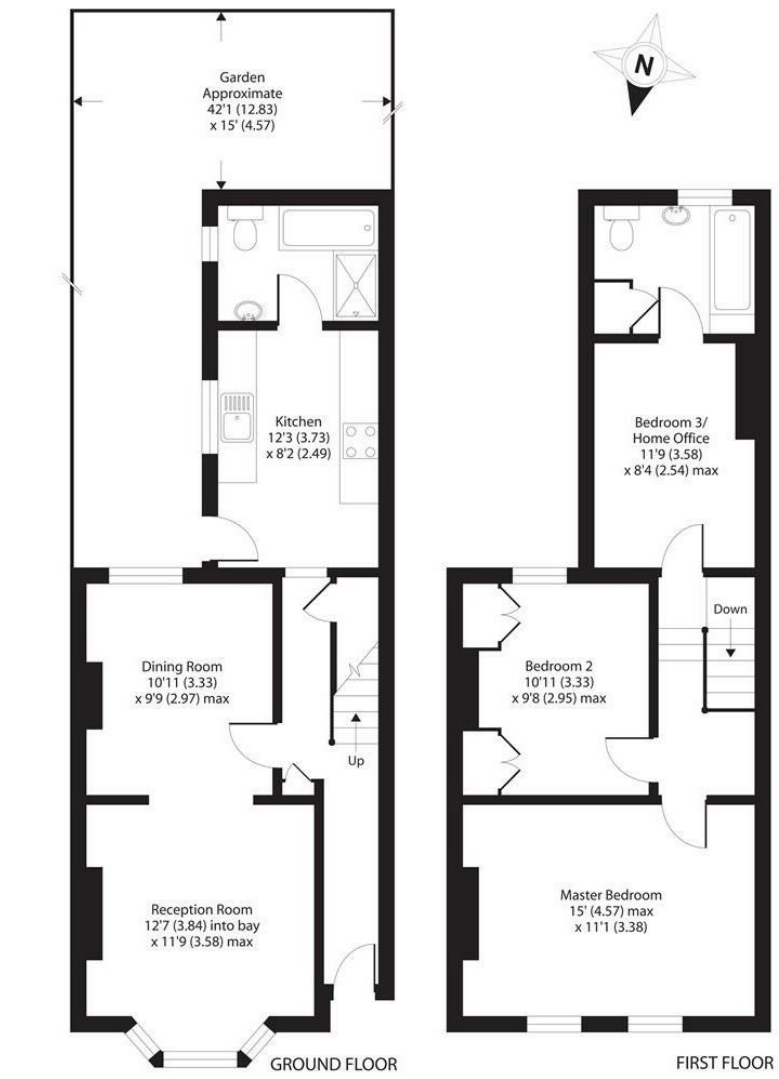


Canbury Park Road

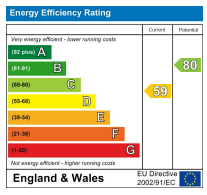
Kingston Upon Thames KT2 6LF

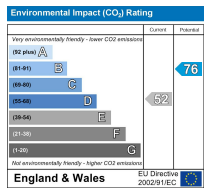
APPROX. GROSS INTERNAL FLOOR AREA 1014 SQ FT 94.2 SQ METRES



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 £745,000

- Victorian Mid Terrace
- Three Bedrooms
- South Facing Garden
- Planning permission granted for loft conversion
- North Kingston Location
- Close to Kingston Train Station
- EPC Rating - D
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A deceptively spacious three bedroom mid terraced Victorian family home with accommodation in excess of 1000 sq ft arranged over two floors. The ground floor comprises of double reception room with dining area, finished to a high standard including fitted shutters and wood flooring. A modern fitted kitchen and impressive family bathroom. with spa bath and separate shower. To the upper floor there are three double bedrooms and additional modern bathroom. Externally there is a delightful 42 ft south facing garden. The property also has planning permission granted to do a loft conversion and to convert the down stairs bathroom in to more kitchen space and to provide access to the garden.

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.