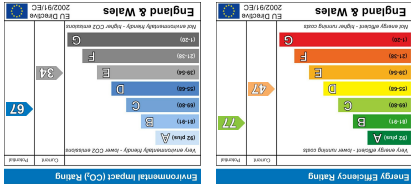


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



APPROX GROSS INTERNAL FLOOR AREA 1178 SQ FT 109.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

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





Canbury Avenue
 Kingston Upon Thames KT2 6JR



£785,000

- Victorian Semi Detached
- Three Bedrooms
- North Kingston Location
- Close to Kingston Train Station
- Potential to Extend (STNC)
- Period Features
- EPC Rating - E

* Tenure:

* Local Authority:

Description

An Attractive brick fronted semi detached house situated on this sought after residential tree lined road in North Kingston, the property is well presented internally with accommodation approaching 1200sqft over three floors. The property offers potential to extend (STNC) and currently offers a well balanced layout with many period features comprising, Front reception room, dining room leading onto a modern fitted kitchen and utility area. On the upper floors there are three bedrooms, family bathroom and master bedroom with en suite in the loft. Externally there is delightful landscaped rear garden.



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 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 & state sectors.

