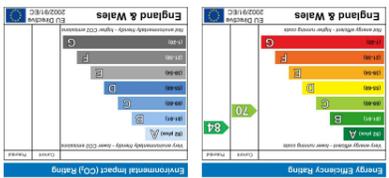
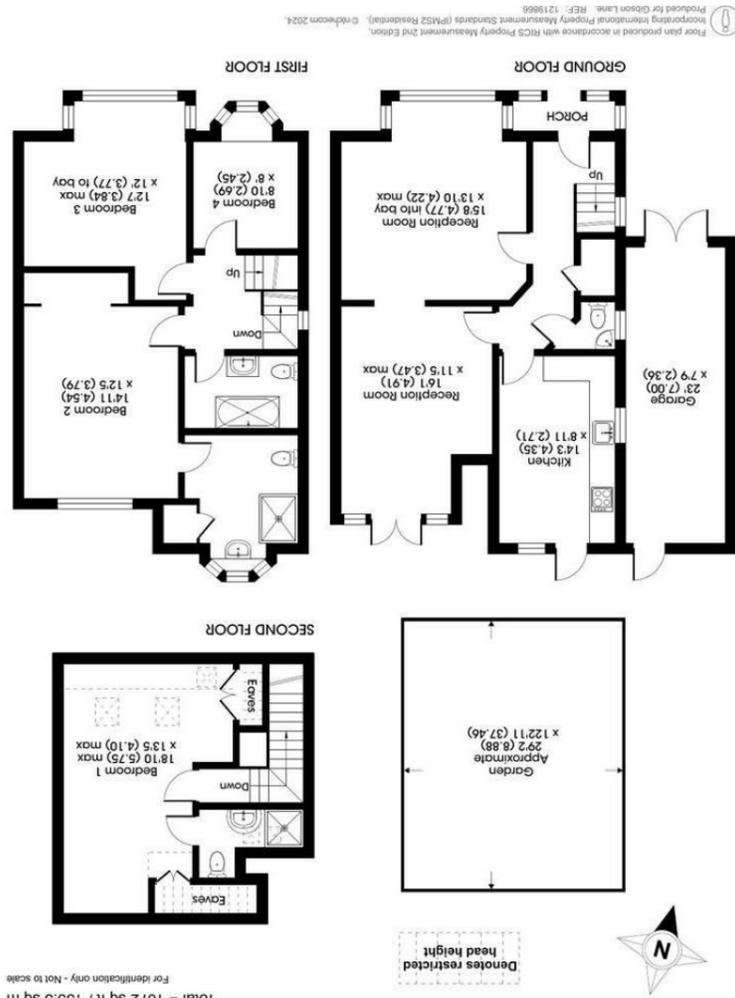




Norbiton Avenue  
Kingston upon Thames KT1 3QP

Approximate Area = 1617 sq ft / 150.2 sq m (excludes garage)  
 Including Limited Use Area(s) = 55 sq ft / 5.1 sq m  
 Total = 1672 sq ft / 155.3 sq m  
 For identification only - Not to scale



**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**Redress:** We hold independent redress with Property Redress

Kingston Office  
 34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 Tel: 020 8546 5444

Ham Office  
 323 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5QU  
 T: 020 8247 9444

[www.albisonlane.co.uk](http://www.albisonlane.co.uk)



**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.



## Guide Price £1,100,000

- Charming Semi-Detached Four Bedroom Family Home
- Two Reception Rooms
- Separate Kitchen
- Main Large Double Bedroom With Dressing Area & En-Suite
- Two Further Double Bedrooms & One Single Bedroom
- Off-Street Parking For Two Cars
- Garage/External Storage
- Short Walk To Norbiton Station
- EPC Rating - C
- Council Tax Band - F

Tenure: Freehold

Local Authority: Kingston Upon Thames

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

### Description

Gibson Lane proudly present to the market a charming Semi-Detached family home offering period features throughout, located just a short walk from Norbiton station. Presented over three floors this fantastic house offers ample living space for families with children of all ages and very accessible to outstanding rated local schools. The ground floor provides two through reception rooms, separate fully fitted kitchen and w/c toilet. On the first floor you are presented with the principle bedroom which has an en-suite bathroom & dressing area, two additional bedrooms and a family bathroom. Having been loft converted the house benefits from another master bedroom & en-suite shower room along with ample eaves storage. External there is off-street parking for two cars, huge garage ideal for external storage, over 100ft South West facing rear garden and short walk to Kingston Town Centre & Norbiton Station which commutes in Waterloo.



### 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.

