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England & Wales	
Energy Efficiency Rating	69
Environmental Impact (CO <sub>2</sub> ) Rating	75



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and should not be relied on as a basis of valuation.



**Approximate Gross Internal Area 1250 sq ft - 116 sq m**  
 Ground Floor Area 570 sq ft - 53 sq m  
 First Floor Area 420 sq ft - 39 sq m  
 Second Floor Area 260 sq ft - 24 sq m

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**Canbury Park Road**  
 Kingston upon Thames KT2 6LH



## Guide Price £885,000

- No Onward Chain
  - Victorian Terraced Home
  - Three Double Bedrooms
  - Two Bathrooms
  - Open Plan Layout
  - Potential for Further Expansion (STNC)
  - Excellent Internal Condition
  - Close to Richmond Park
  - Moments from Kingston Train Station & Town Centre
  - EPC Rating - C
- \* Tenure: Freehold
- \* Local Authority: Kingston upon Thames

## Description

This delightful Victorian terraced home offers a perfect blend of period features and modern living. The property boasts an inviting open-plan design on the ground floor, creating a spacious and airy atmosphere ideal for both relaxation and entertaining.

As you enter, you are greeted by a lovely double reception room, a newly installed contemporary kitchen, utility room and a downstairs WC. This layout not only enhances the functionality of the space but also allows for a warm and welcoming environment for family gatherings or social occasions.

The first floor features two excellent double bedrooms, each offering ample space and natural light, plus a spacious modern family bathroom. The top floor boasts another generous double bedroom with built in cupboards and Juliette balcony complete with en-suite bathroom.

Externally there is a well landscaped private rear garden.

With its prime location in Kingston Upon Thames, this home is conveniently situated near local amenities, parks, and excellent schools and transport links, making it an ideal choice for families and professionals alike. This Victorian terraced house is a wonderful opportunity for those seeking a blend of character and modern convenience in a sought-after area. The property is being sold with no onward chain, call us now to arrange your viewing!

## 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.

