Canbury Avenue

Kingston Upon Thames KT2 6JP

Approximate Area = 1655 sq ft / 153.7 sq m
Including Limited Use Area(s) = 180 sq ft / 16.7 sq m
For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 484220

gibson lane

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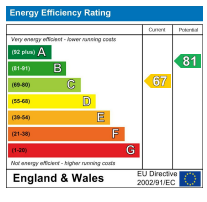

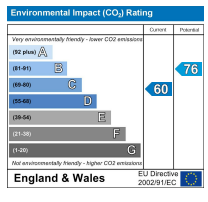

Important Information

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 £1,200,000

- Victorian Semi Detached
- Five Bedrooms
- Southerley Aspect Garden
- North Kingston Location
- Well Presented Internally
- Downstairs WC
- EPC Rating - D

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

An elegant five bedroom semi detached Victorian residence with impressive accommodation approaching 1700sqft arranged over three floors. Internally the property is presented to an excellent standard and now presents a stunning interior offering a practical contemporary style of living whilst retaining a number of period features. The wow factor of the ground floor is a modern fitted kitchen opening to a stunning 20ft reception room with bi-fold doors leading directly onto the southerly aspect landscaped rear garden with patio area ideal for alfresco dining. The upper floors offer a generous arrangement with four double bedrooms and study come nursery all complimented by two well appointed bath/shower rooms.

Situation

Canbury Avenue is a popular residential tree lined street ideally situated in the sought after North Kingston area, conveniently positioned between Richmond Park and the River Thames. Kingston station offering a direct service into Waterloo and the A3 which serves both London & the M25 are both within easy access. Kingston town centre with its array of shops, restaurants and bars is a short distance away, the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs. The standard of schooling in the immediate area is excellent within both the private and state sectors.