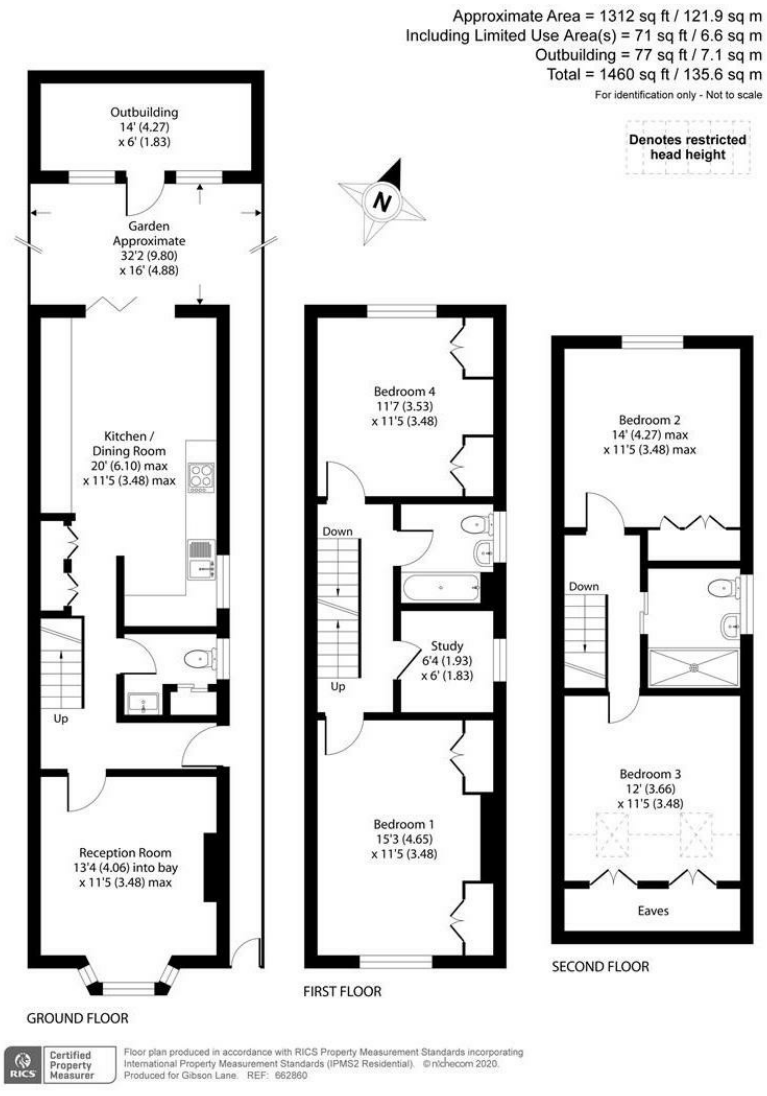
# Canbury Park Road

Kingston Upon Thames KT2 6LG




Approximate Area = 1312 sq ft / 121.9 sq m
Including Limited Use Area(s) = 71 sq ft / 6.6 sq m
Outbuilding = 77 sq ft / 7.1 sq m
Total = 1460 sq ft / 135.6 sq m
For identification only - Not to scale

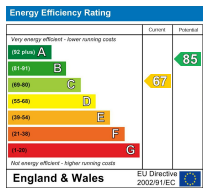
Denotes restricted head height

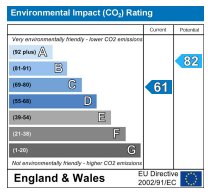
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Gibson Lane. REF: 662860

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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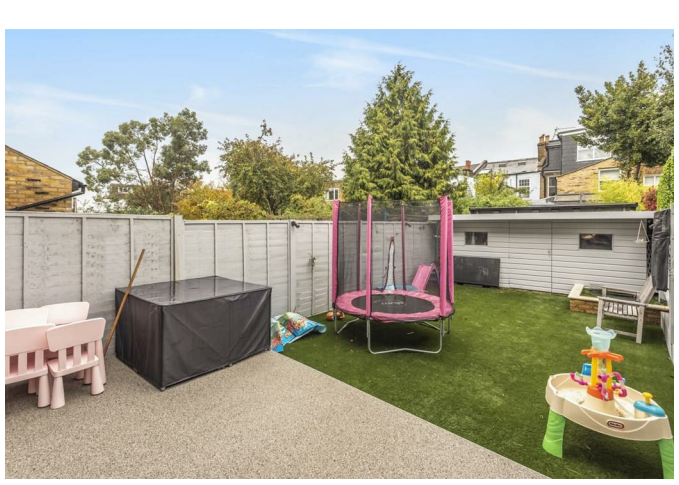

# Canbury Park Road

Kingston Upon Thames KT2 6LG

## Guide Price £900,000

A beautifully finished four bedroom semi-detached family home on this sought after road in North Kingston offering spacious accommodation approaching 1500 sqft.

## Description

A beautifully finished four bedroom semi-detached family home on this sought after road in North Kingston. This property has been finished to the highest of standards and offers spacious accommodation approaching 1500sqft. The ground floor comprises a stunning front reception room, downstairs WC and a fantastic open plan kitchen / dining room with bi folding doors leading directly onto the perfectly landscaped rear garden ideal for entertaining. The upper floors boast four spacious bedrooms, two modern family bathrooms and a study room. Furthermore, there is a large outbuilding in the rear garden suitable for a home office or summer house. Viewings are highly recommended!

## 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.

**Tenure:** Freehold
**Local Authority:** Kingston Upon Thames