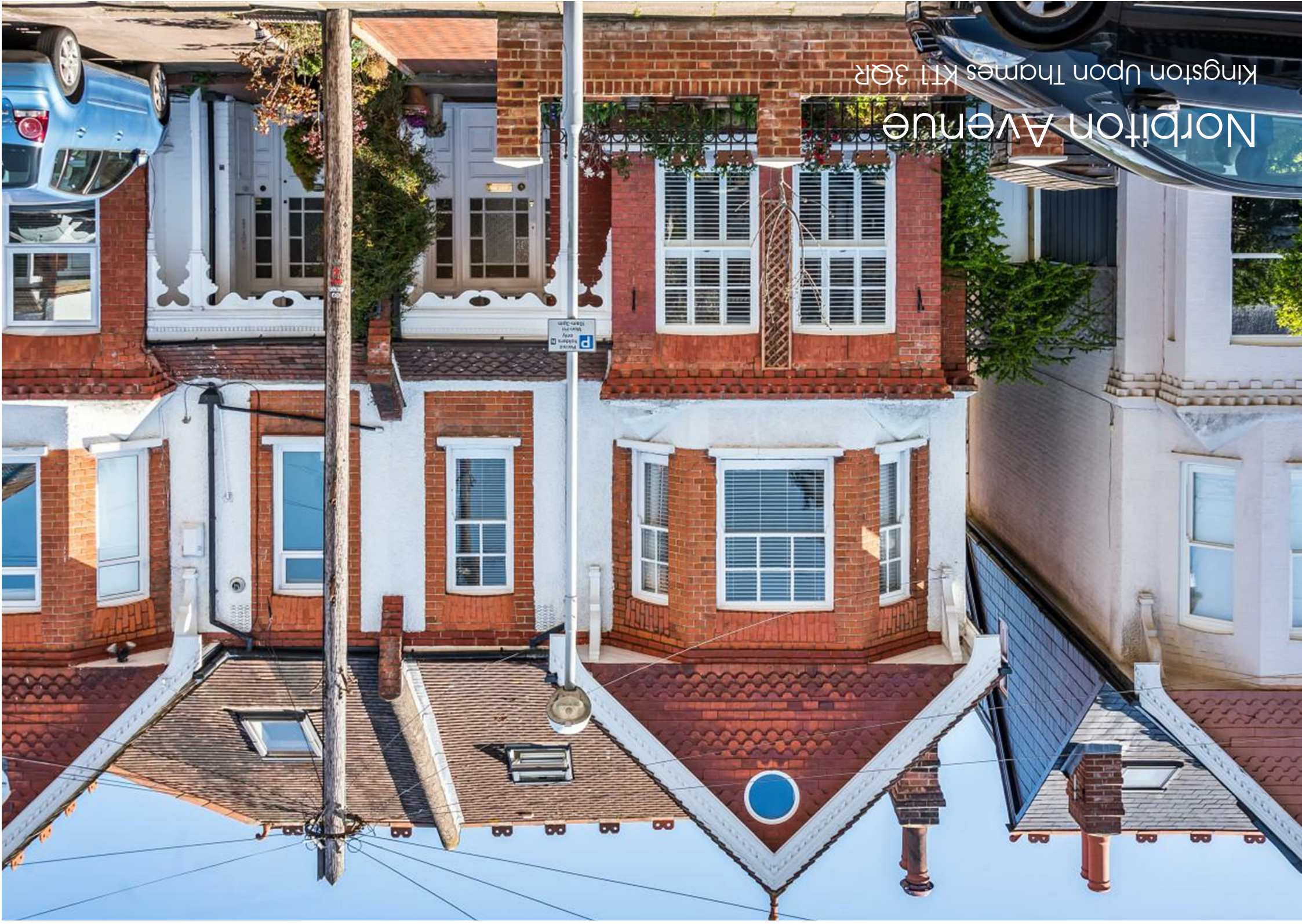

Norbiton Avenue

Kingston Upon Thames KT1 3QR

Approximate Area = 2211 sq ft / 205 sq m
Including Limited Use Area(s) = 27 sq ft / 3 sq m
Total = 2238 sq ft / 208 sq m
For identification only - Not to scale

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
Produced for Gibson Lane. REF: 707154

gibson lane

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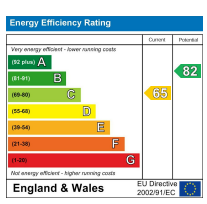
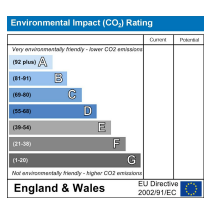
Tel: 020 8546 5444

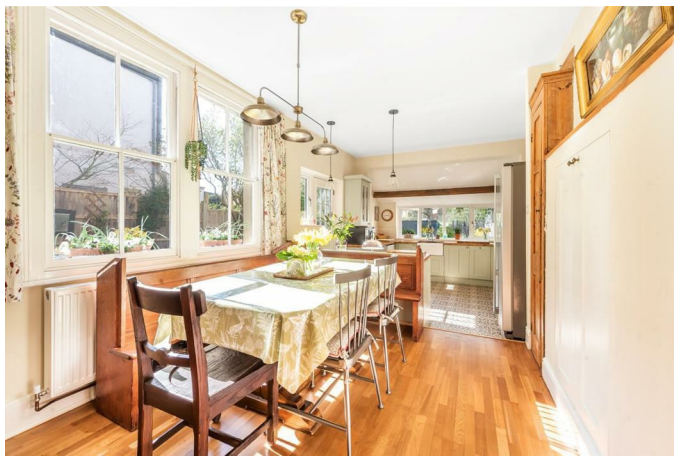




Important Information

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 | naea | propertymark PROTECTED | arla | propertymark PROTECTED



Norbiton Avenue

Kingston Upon Thames KT1 3QR

Guide Price £1,250,000

An elegant Victorian halls adjoining semi detached residence situated on this sought after road in Norbiton Village.

Description

An elegant Victorian halls adjoining semi detached residence providing substantial and rather well balanced accommodation of approximately 2238 sq ft arranged over three floors complemented by many wonderful period features. The emphasis on the ground floor is on family life and entertaining, there are two spacious reception rooms both with working fireplaces and an impressive 26 ft kitchen/diner with direct access to the secluded 93 ft west facing rear garden which backs onto neighbouring gardens. The first floor provides spacious bedrooms with large windows helping to make the property incredibly light and a stunning generous family bathroom with freestanding cast iron bath and separate shower; In the loft there is a stunning master suite with en suite bathroom and dressing area and an additional bedroom/study. Viewings are highly recommended to appreciate what this stunning home has to offer!

Situation

Norbiton Avenue is a popular residential street conveniently located for Kingston town centre with its wealth of shops, bars, restaurants and station. In our opinion the property occupies the best position in the street being sited a reasonable distance from the railway, benefiting from a sunny west facing garden aspect and uninterrupted views down Neville Road. Richmond Park with its many acres of open space and the Thames with its pleasant riverside walks are close by. The property is easily accessible to Norbiton Village with its select range of local shops and moments from Norbiton station offering a direct service 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 sectors.

Tenure: Freehold
Local Authority: Kingston Upon Thames