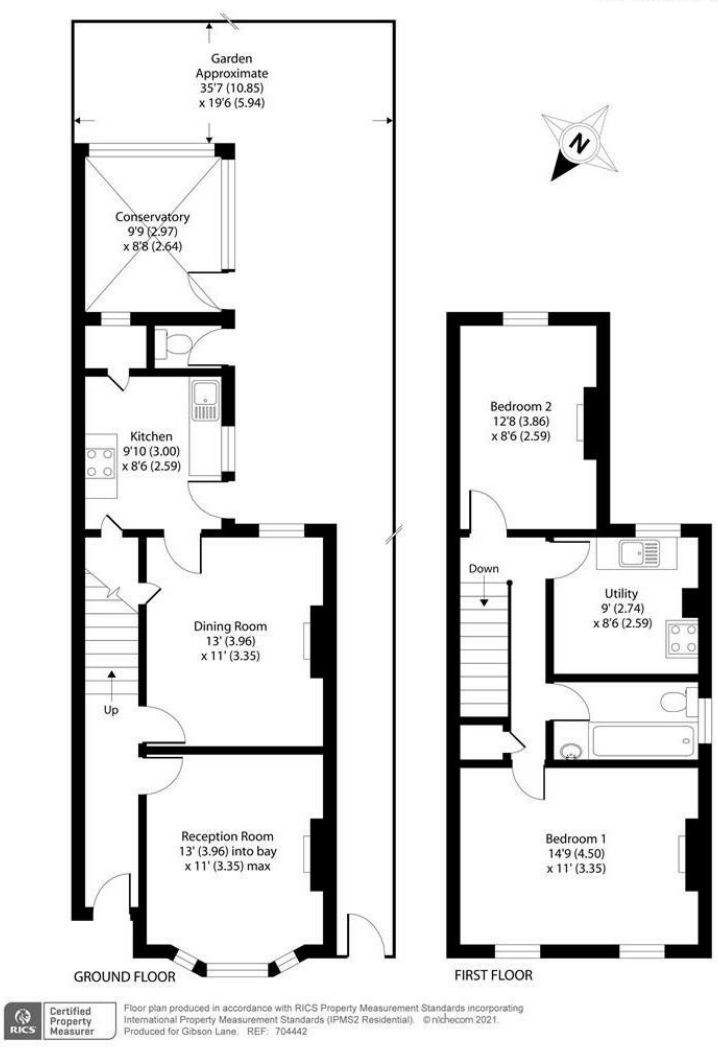
Total = 1063 sq ft / 98.75 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Gibson Lane. REF: 704442

gibson lane

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Kingston upon Thames
Surrey
KT2 5ED
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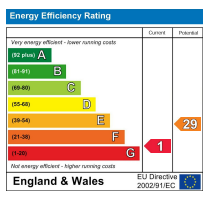
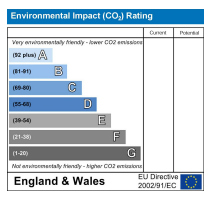
Tel: 020 8546 5444





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

Canbury Avenue

Kingston Upon Thames KT2 6JR

Guide Price £800,000

A charming semi-detached Victorian home situated on one of North Kingston's most desirable roads offering accommodation in excess of 1000sqft and requires moderisation throughout.

Description

A rare opportunity to acquire this semi-detached Victorian home situated on one of North Kingston's most desirable roads. The property is in need of modernisation, perfect for a buyer looking to put their own stamp on a home. The house offers spacious accommodation in excess of 1000sqft and has huge potential to extend into the loft and to the rear (Subject to necessary consent) creating a substantial property. This charming house comprises large front reception room with bay window and fireplace, spacious dining room, kitchen, downstairs WC and a conservatory. On the upper floor there is an impressive master bedroom spanning 15ft, two additional bedrooms and a bathroom. Externally there is a good sized Southerly facing garden to the rear. Viewings are highly recommended to see this property's true potential!

Situation

Canbury Avenue is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property 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 & state sectors.

Tenure: Freehold
Local Authority: Kingston Upon Thames