

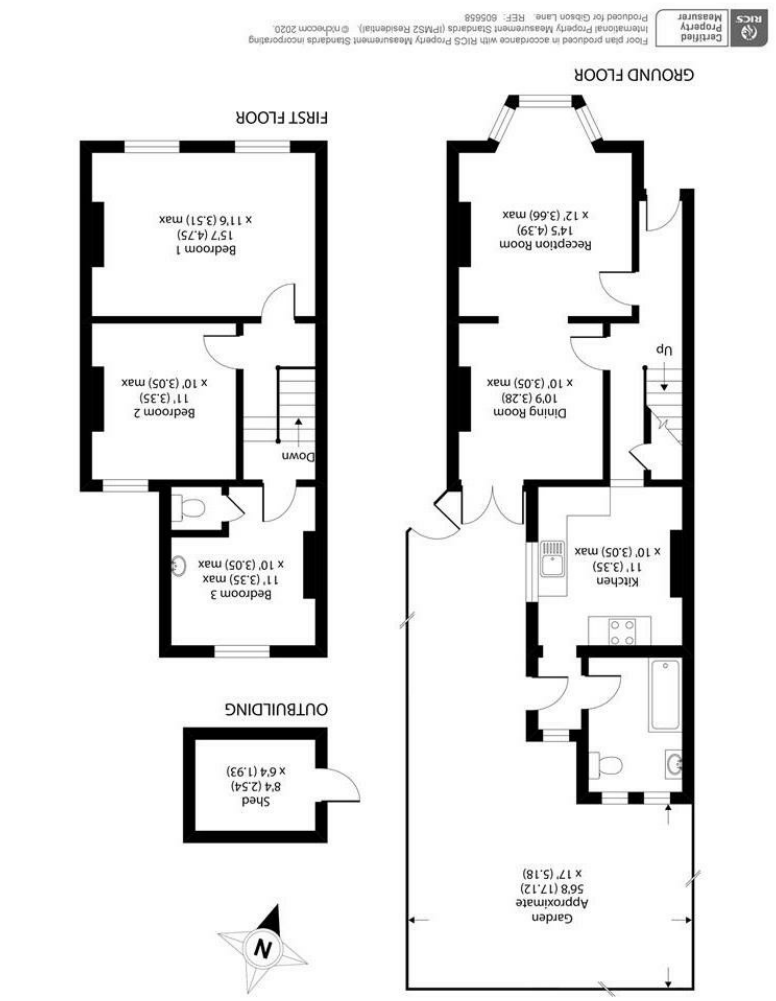


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 83	 79



Approximate Area = 1024 sq ft / 95.1 sq m  
 Outbuilding = 52 sq ft / 4.8 sq m  
 For identification only - Not to scale

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228 Canbury Park Road  
 Kingston Upon Thames KT2 6LF



## Canbury Park Road

Kingston Upon Thames KT2 6LF

**Asking Price £789,999**

A deceptively spacious three bedroom halls adjoining semi detached Victorian family home located on this sought after North Kingston Road.

### Description

A deceptively spacious three bedroom halls adjoining semi detached Victorian family home located on this sought after North Kingston Road. The ground floor comprises of double reception room complete with shutters, wooden flooring, wood burning stove and dining area with french doors leading onto a private south facing rear garden, a modern fitted kitchen and family bathroom. To the upper floor there is an impressive master bedroom to the front with two stunning sash windows with shutters, two further double bedrooms with a toilet and sink in the rear bedroom. Externally there is a delightful 57 ft south facing garden. The property also has tremendous potential to extend (subject to consent).

### 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:**

