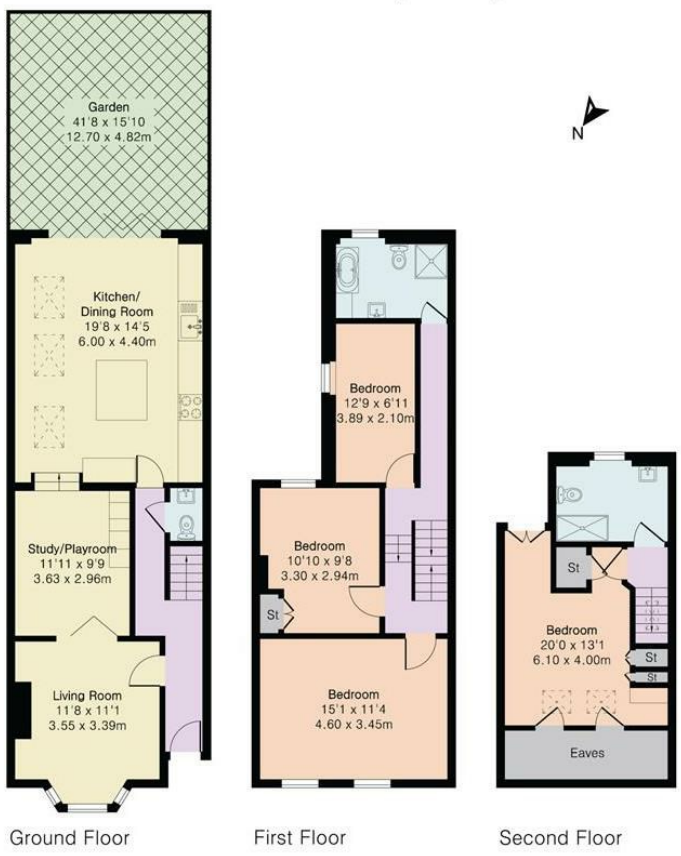


Approximate Gross Internal Area 1452 sq ft - 135 sq m
Ground Floor Area 660 sq ft – 61 sq m
First Floor Area 535 sq ft – 50 sq m
Second Floor Area 257 sq ft – 24 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

gibson lane

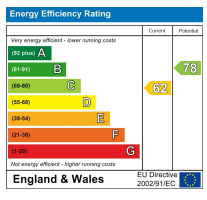
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

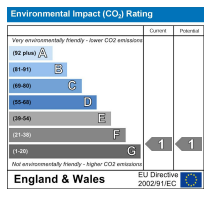
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

www.gibsonlane.co.uk

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





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 £995,000

- Victorian Terrace Family Home
- Stunning Kitchen/Diner
- In Excess of 1400sqft
- North Kingston Location
- South Facing Garden
- Convenient for Town Centre
- Four Bedrooms and Two Bath/shower rooms
- Downstairs WC
- EPC Rating - D
- Council Tax Band - E

Tenure: Freehold
Local Authority: Kingston upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

A deceptively spacious mid terrace Victorian house. The property has been extended over the years to both the ground floor and loft to provide well balanced accommodation in excess of 1400 sqft arranged over three floors.
The emphasis on the ground floor is on family life and entertaining featuring an impressive open plan kitchen/diner with under floor heating and bifold doors leading directly onto a delightfully landscaped private south facing rear garden. Additionally on the ground floor there is a front reception room with bay window and feature fireplace opening onto a study/playroom, with an added bonus of a downstairs WC in the hallway. On the upper floors there are three bedrooms and family bathroom with shower and separate bath on the first floor and a stunning primary suite in the loft. The property is also being sold with no onward chain.



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.



