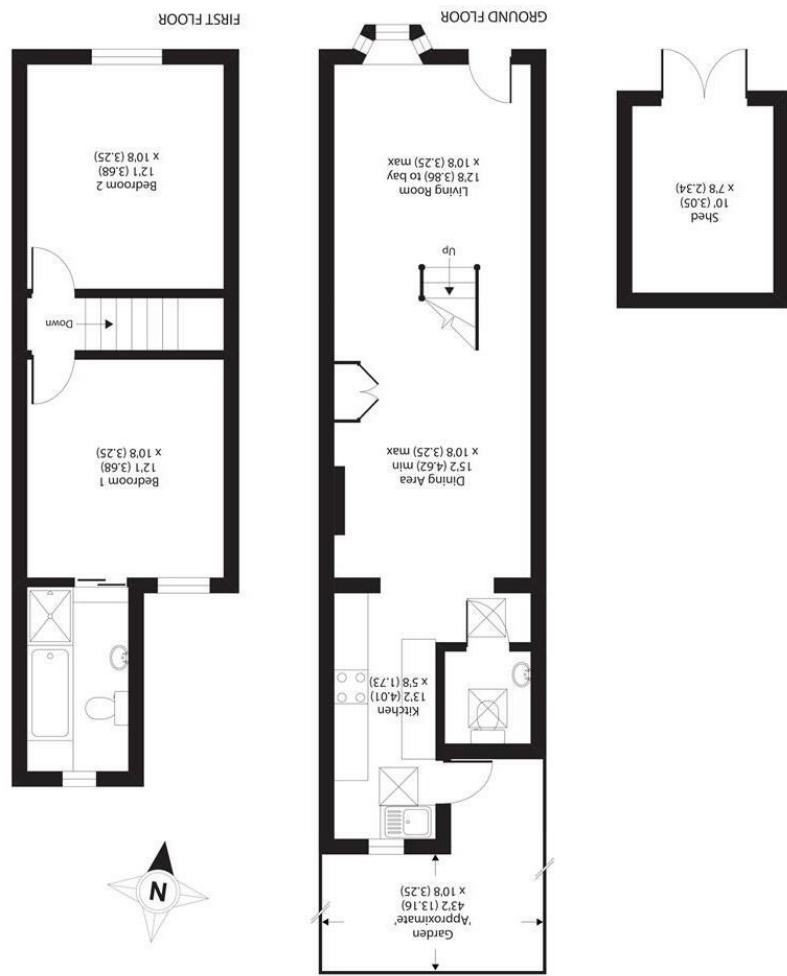


Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B



APPROX. GROSS INTERNAL FLOOR AREA 816 SQ FT 75.8 SQ METRES (EXCLUDES SHED)

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444



46 Canbury Park Road  
 Kingston Upon Thames KT2 6JX



**Canbury Park Road**  
 Kingston Upon Thames KT2 6JX  
**Asking Price £525,000**

An attractive two double bedroom Victorian End of terrace house situated on this sought after North Kingston Road.

**Description**

An attractive end of terrace Victorian house situated on this sought after North Kingston Road. The property is presented to an excellent standard throughout with accommodation in excess of 800sqft . To the ground floor there is an open plan, living/kitchen dining room with the added benefit of a downstairs WC and wet room. To the upper floor there are two double bedrooms with stunning bathroom complete with separate shower and bath. Externally there is a delightfully landscaped south facing rear garden.

**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

