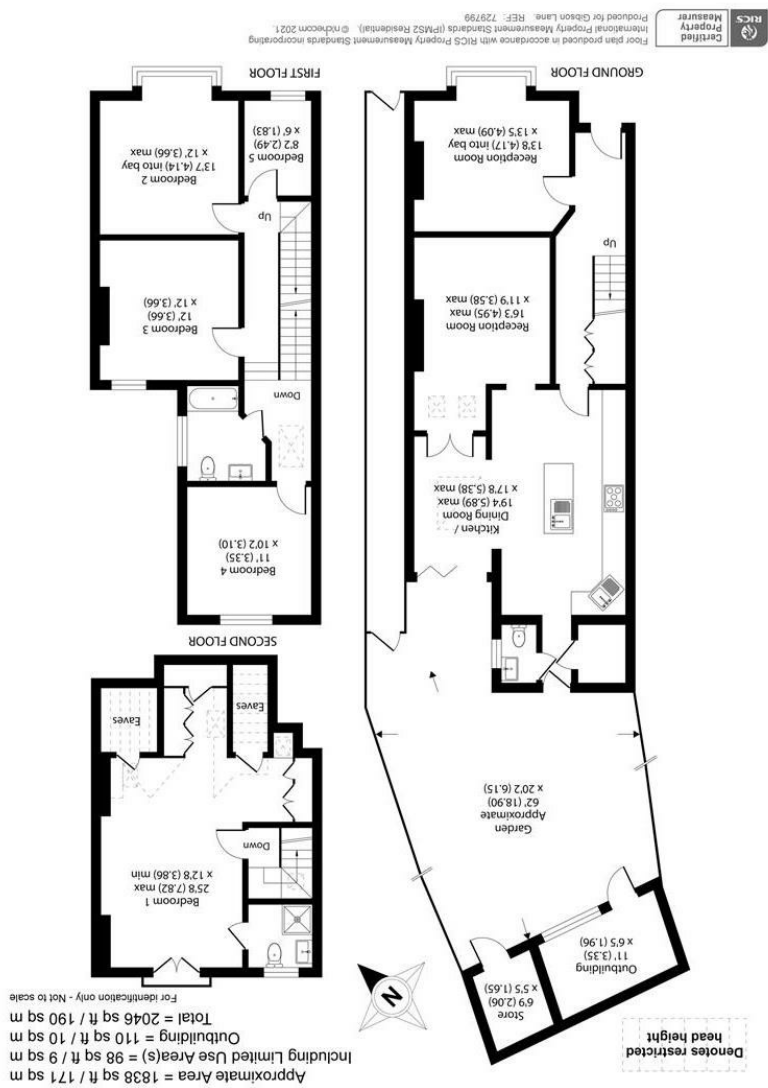
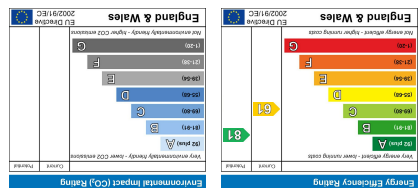




gibson lane

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## Norbiton Avenue

Kingston Upon Thames KT1 3QS

Guide Price £1,025,000

A stunning semi detached family home with accommodation approaching 2000sqft and an impressive 62ft southerly facing landscaped garden.

### Description

A beautifully presented 1920's semi detached family home with impressive accommodation approaching 2000sqft arranged over three floors. The ground floor comprises of front reception room with lovely fireplace and large bay window, second reception room with feature fireplace which leads through into a wonderful open plan country style kitchen / dining room spanning almost 20ft by 18ft. To the upper floors there are three large double bedrooms, a single bedroom / study room and a shared bathroom. The top floor offers a spectacular master bedroom with walk in cupboard area, modern en-suite bathroom and incredible views over the grounds. Externally there is a stunning 62ft southerly facing landscaped garden with a decking area providing plenty of space for entertaining. Other benefits include a downstairs WC, plenty of additional storage throughout the house including cupboard space and in the eaves, an outbuilding to the rear with separate store shed plus scope to extend further (STNC).

### Situation

Norbiton Avenue is a sought after residential street conveniently located within close proximity to Richmond Park and moments from Norbiton Village with its select range of shops and rail station giving direct access 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 sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.

**Tenure:** Freehold

**Local Authority:** Kingston Upon Thames

