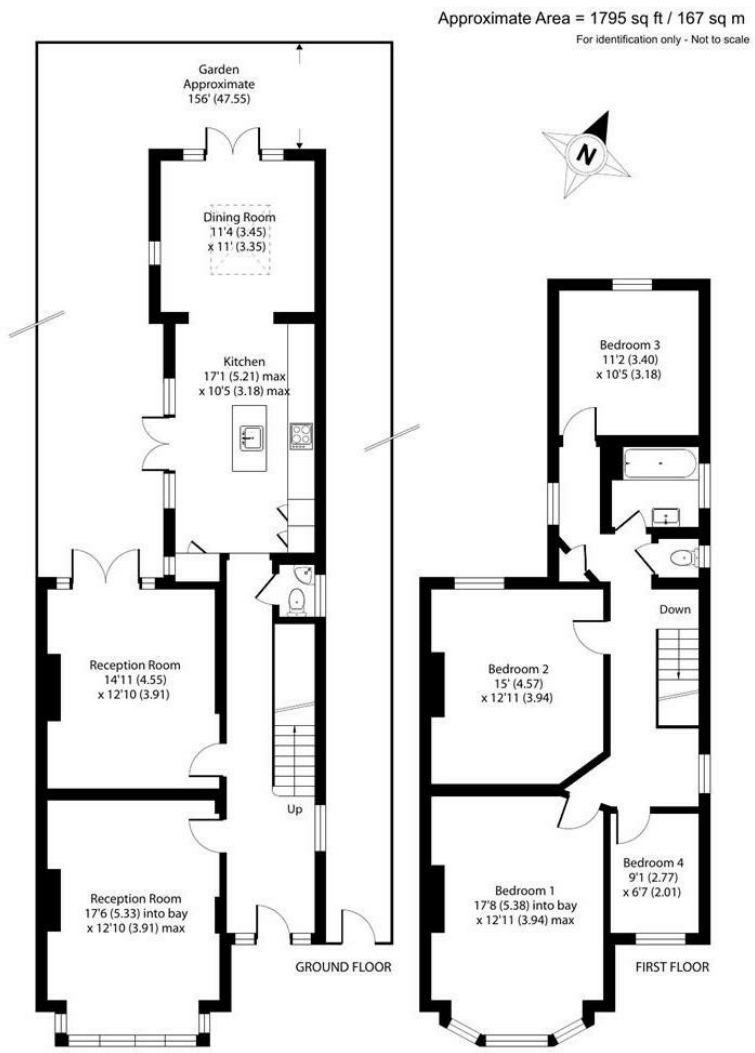
# Norbiton Avenue

Kingston upon Thames KT1 3QR




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 852887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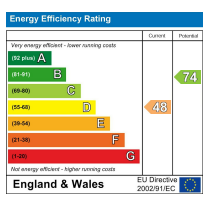


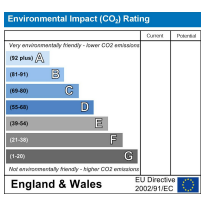



**Important Information**

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.

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## Guide Price £1,350,000

- Victorian Semi
- Approaching 1800 sqft
- Impressive 28ft kitchen/diner
- Spectacular 156' west facing garden
- Four Bedrooms
- Potential for extension/loft conversion (STNC)
- Norbiton Village location
- EPC rated E
- Council Tax Band F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

## Description

An elegant Victorian semi detached residence providing substantial and well balanced accommodation approaching 1800 sq ft arranged over two floors complemented by many wonderful period features. The emphasis on the ground floor is on family life and entertaining; there is a large receiving hall, cloakroom, two spacious reception rooms both with working fireplaces and an impressive 28ft recently fitted kitchen/diner with direct access to a spectacular 156ft westerly aspect rear garden with mature trees, summer house and a secluded and pleasant aspect overlooking neighbouring gardens; this exceptional outside space has endless possibilities for family activities or working from home arrangements. The first floor provides spacious bedrooms with large windows making the property incredibly light, a stunning generous family bathroom and separate W.C. There is tremendous potential (subject to consent) to extend the property and convert the loft providing a larger ground floor and 2 extra bedrooms taking the total footprint to approximately 2500 square foot. Properties featuring gardens of this size are rarely available in Kingston upon Thames, therefore viewings are highly recommended to appreciate what this stunning home has to offer.

## Situation

Norbiton Avenue is a popular residential street conveniently located for Kingston town centre with its wealth of shops, bars, restaurants and station. Richmond Park with its many acres of open space and the Thames with its pleasant riverside walks are close by. The property is easily accessible to Norbiton Village with its select range of local shops and moments from Norbiton station offering a direct service 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 sectors.