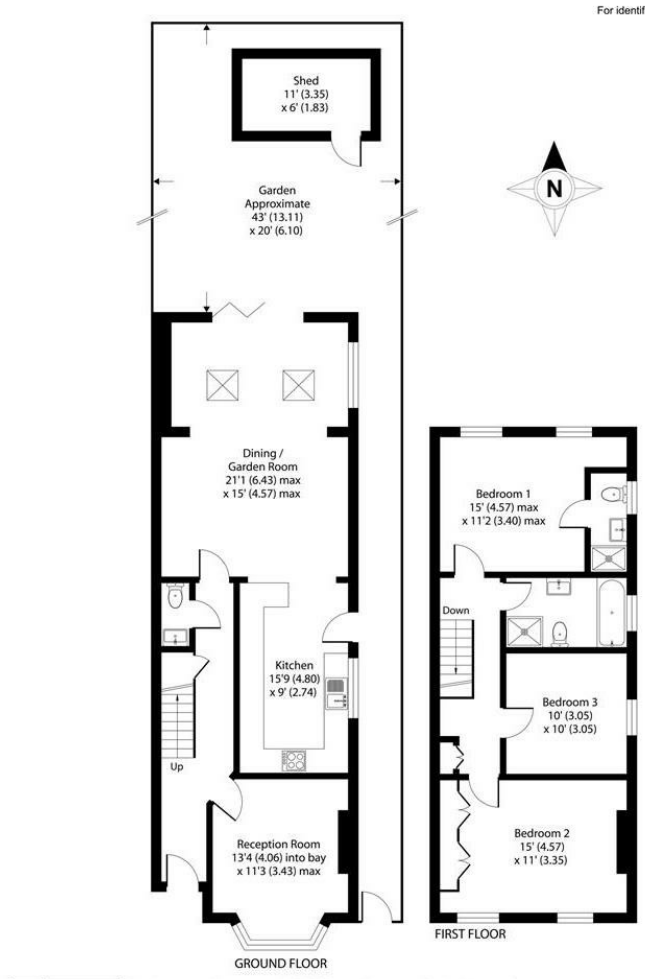
# Eastbury Road

Kingston Upon Thames KT2 5AN

Approximate Area = 1372 sq ft / 127.4 sq m
Outbuilding = 64 sq ft / 5.9 sq m
Total = 1436 sq ft / 133.4 sq m
For identification only - Not to scale




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020.
Produced for Gibson Lane. REF: 666866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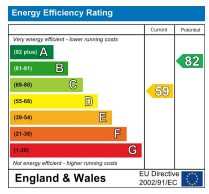


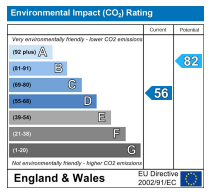



## Important Information

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.

The Property Ombudsman
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# Eastbury Road

Kingston Upon Thames KT2 5AN

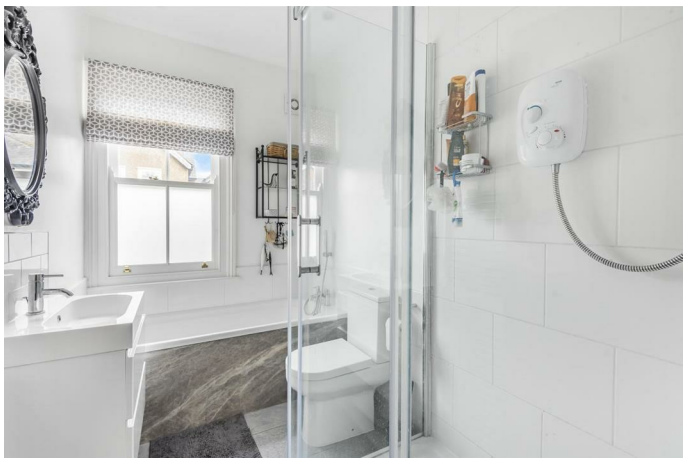
## Asking Price £1,100,000

An attractive halls adjoining semi detached Victorian residence situated in an enviable location just moments from Canbury Gardens and the River Thames.

## Description

A stunning halls adjoining semi detached Victorian residence situated on this sought after River road in North Kingston. The property is immaculately presented through out with accommodation approaching 1450 sq ft arranged over two floors. The ground floor comprises of front reception room with large bay window and wood burning stove, downstairs WC and an impressive 21 ft open plan kitchen/ diner complete with under floor heating with bi-fold doors leading directly onto a delightful 43 ft rear garden. To the upper floor there are three double bedrooms, Master with En suite shower and modern family bathroom. There is also the added bonus of potential to extend into the loft, of which planning permission was granted in 2016. (Plans Available). Properties in these river road locations are highly sought after and therefore we would recommend an internal viewing at your earliest convenience.

## Situation

Eastbury Road is a popular residential road and is one of the sought after North Kingston river roads conveniently positioned for Kingston town centre, station, Richmond Park and moments from Canbury Gardens & The River Thames. The standard of schooling in the immediate area is excellent within both the private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private and public health clubs.

**Tenure:** Freehold
**Local Authority:** Kingston Upon Thames