

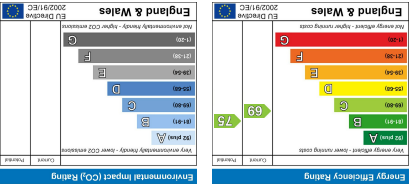


Canbury Park Road
Kingston Upon Thames KT2 6LH

Approximate Gross Internal Area 1250 sq ft - 116 sq m
Ground Floor Area 570 sq ft - 53 sq m
First Floor Area 420 sq ft - 39 sq m
Second Floor Area 260 sq ft - 24 sq m



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.



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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.



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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.





Guide Price £885,000

- No Onward Chain
- Victorian Terraced Home
- Three Double Bedrooms
- Two Bathrooms
- Open Plan Layout
- Potential for Further Expansion (STNC)
- Excellent Internal Condition
- Close to Richmond Park
- Moments from Kingston Train Station & Town Centre
- EPC Rating - C

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

This delightful Victorian terraced home offers a perfect blend of period features and modern living. The property boasts an inviting open-plan design on the ground floor, creating a spacious and airy atmosphere ideal for both relaxation and entertaining.

As you enter, you are greeted by a lovely double reception room, a newly installed contemporary kitchen, utility room and a downstairs WC. This layout not only enhances the functionality of the space but also allows for a warm and welcoming environment for family gatherings or social occasions.

The first floor features two excellent double bedrooms, each offering ample space and natural light, plus a spacious modern family bathroom. The top floor boasts another generous double bedroom with built in cupboards and Juliette balcony complete with en-suite bathroom.

Externally there is a well landscaped private rear garden.

With its prime location in Kingston Upon Thames, this home is conveniently situated near local amenities, parks, and excellent schools and transport links, making it an ideal choice for families and professionals alike. This Victorian terraced house is a wonderful opportunity for those seeking a blend of character and modern convenience in a sought-after area. The property is being sold with no onward chain, call us now to arrange your viewing!

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.

