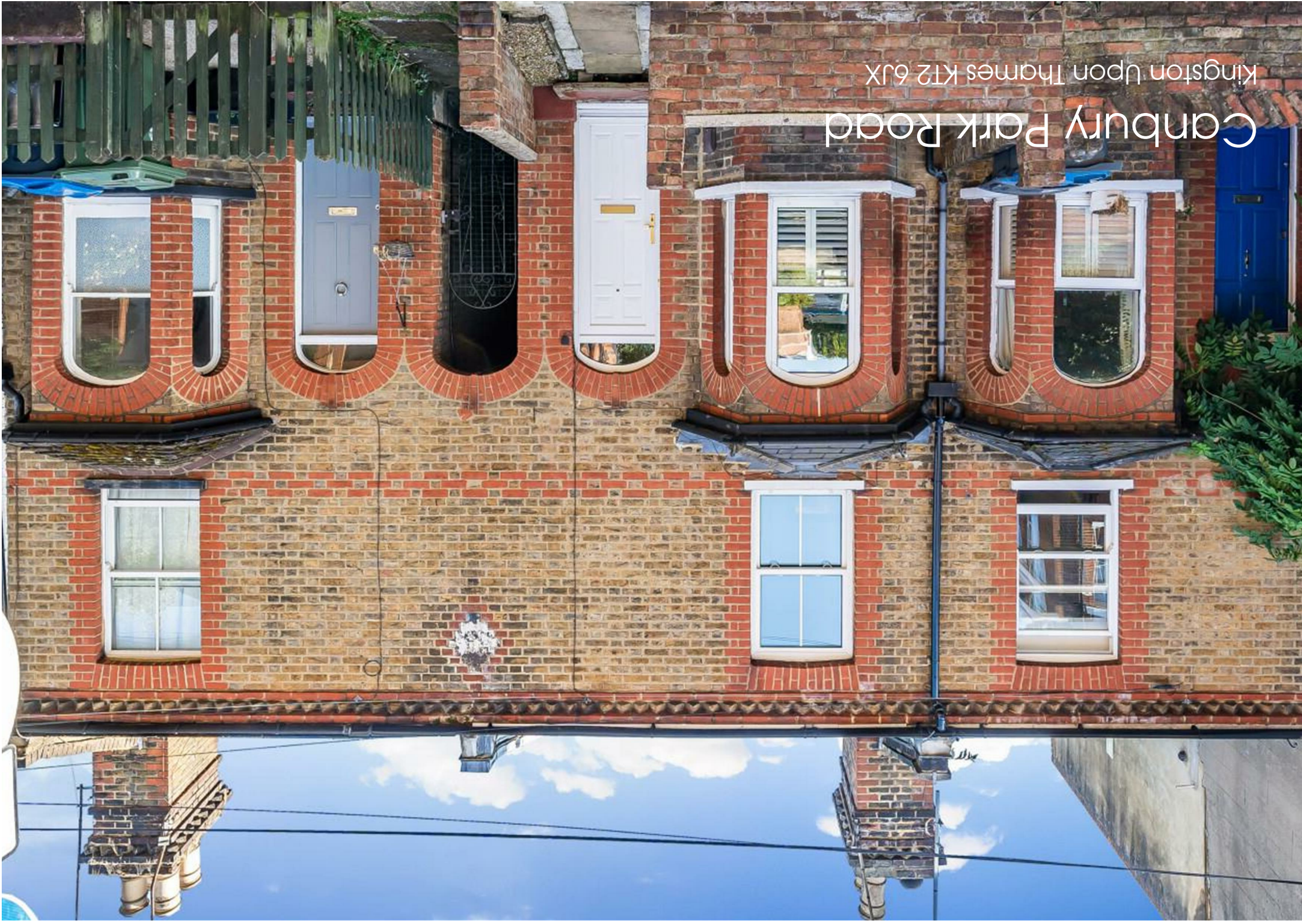

# Canbury Park Road

Kingston upon Thames KT2 6JX

Approximate Area = 784 sq ft / 72.8 sq m
Outbuildings = 61 sq ft / 5.6 sq m
Total = 845 sq ft / 78.4 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 2024.
Produced for Gibson Lane. REF: 1167674


gibson lane

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Kingston upon Thames
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KT2 5ED
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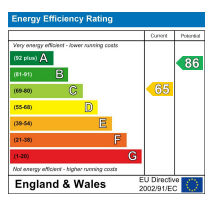
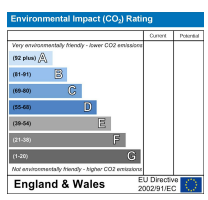
Tel: 020 8546 5444

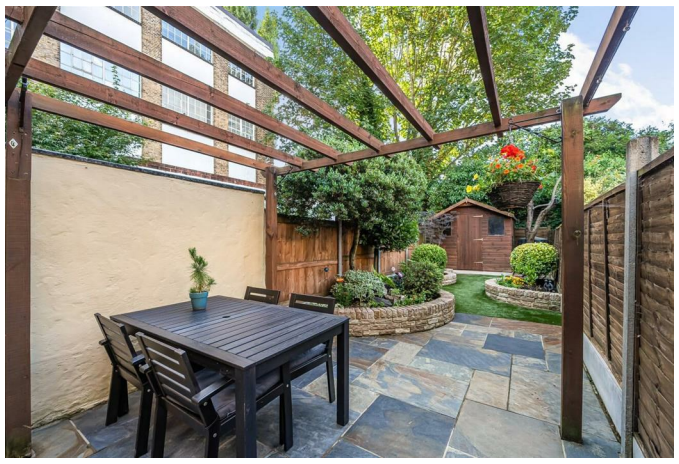



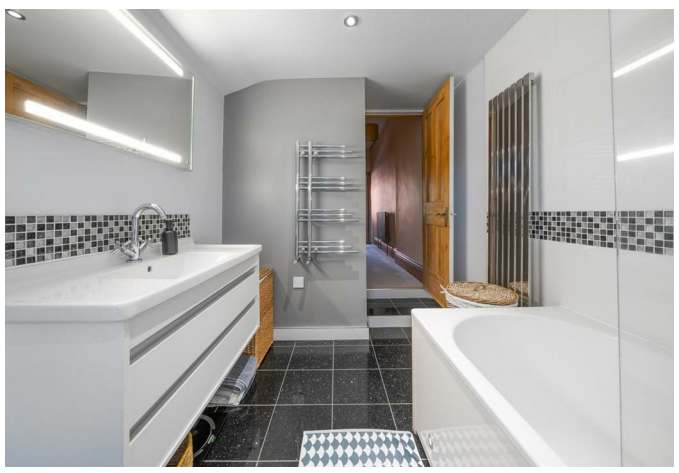




## Important Information

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 | naea | propertymark PROTECTED | arla | propertymark PROTECTED





## Guide Price £625,000

- Two Double Bedrooms
- Modern bathroom
- South Facing Garden
- North Kingston Location
- Close to town centre and train station
- Well Presented Internally
- EPC rating - D
- Council Tax Band - D

* Tenure: Freehold

* Local Authority: Kingston upon Thames

## Description

Welcome to this charming mid-terrace Victorian house located on the sought-after Canbury Park Road in Kingston Upon Thames. This beautifully presented property boasts a perfect blend of modern amenities and classic Victorian charm.
As you step inside, you are greeted by two inviting reception rooms, offering ample space for entertaining or relaxing. The property features two cosy bedrooms, ideal for a small family or as a guest room and home office.
The house includes a well-appointed bathroom, ensuring convenience and comfort for the residents. The beautiful presentation throughout the property reflects a high level of care and attention to detail.
One of the highlights of this lovely home is its south-facing garden, a perfect spot for enjoying the sunshine or hosting outdoor gatherings with friends and family.
Conveniently situated close to the town centre and the train station, this property offers easy access to a variety of amenities, including shops, restaurants, and transportation links.
Don't miss the opportunity to own this attractive Victorian house in a prime location. Book a viewing today and envision the possibilities of making this house your new home.

## 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.