



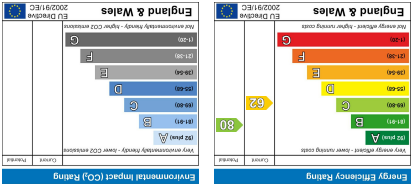
Canbury Park Road
Kingston Upon Thames KT2 6LQ

Approximate Gross Internal Area 1919 sq ft - 178 sq m
(Including Outbuilding)
Approximate Gross Internal Area 1850 sq ft - 172 sq m
(Excluding Outbuilding)
Ground Floor Area 806 sq ft - 75 sq m
First Floor Area 593 sq ft - 55 sq m
Second Floor Area 451 sq ft - 42 sq m
Outbuilding Area 69 sq ft - 6 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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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 £1,295,000

- Beautiful Period Detached Villa
 - Generous Accommodation Approaching 2000sqft
 - Five Bedrooms plus Home Office
 - Three Bathrooms plus Ground Floor WC
 - Incredible Rear Garden

* Tenure: Freehold
- Off Street Parking
 - Short Walk to Richmond Park & River Thames
 - Close to Kingston Town Centre and Train Station
 - Moments from Outstanding Schools
 - EPC Rating - D

* Local Authority: Kingston upon Thames

Description

This grand six bedroom detached Victorian villa offers a unique blend of period elegance and modern living. The property has undergone a vast extension both on the ground floor and into the loft to create spacious accommodation approaching 2000 sqft arranged over three floors, perfect for families seeking both comfort and style.

As you enter, you are greeted by a large double reception room providing ample space for relaxation and entertaining. The open-plan kitchen / dining room creates a warm and welcoming atmosphere, ideal for family gatherings or hosting friends.

On the upper floors the property boasts five generously sized bedrooms complete with three bathrooms plus a stunning home office, offering ample living space for families.

One of the standout features of this property is the superb rear garden, which is larger than average for the area. Additionally there is off street parking, side access, external shed, ground floor WC and ample eaves storage in the loft.

This wonderful period villa in North Kingston, with its blend of character and modern amenities, presents an exceptional opportunity for those looking to purchase in a vibrant community. Don't miss the chance to make this delightful property your new home, call us now to book 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.

