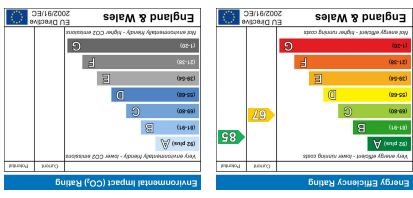


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.



34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
 www.gibsonlane.co.uk  
 Tel: 020 8546 5444





Canbury Park Road  
 Kingston Upon Thames KT2 6LG



### Guide Price £975,000

- Semi-Detached Victorian Home
- Four Generous Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Dining Room
- Private Rear Garden
- North Kingston Location
- Close Proximity to Train Station | Town Centre | Richmond Park
- EPC Rating - D
- Council Tax Banding - E

\* Tenure: Freehold

\* Local Authority: Kingston upon Thames

### Description

A charming semi-detached home located within this sought after residential road in North Kingston offering spacious accommodation over three floors approaching 1500sqft.

Upon entering, you are greeted by a well-presented interior that exudes warmth and comfort. The ground floor contains front reception room, family room and a kitchen/dining room at the rear plus the additional of a conservatory. The upper floors boasts four generously sized double bedrooms, with two bathrooms, providing plenty of living space. Whether you need a home office, a guest room, or a playroom for the little ones, this property has you covered.

Additionally there is a lovely private rear garden spanning almost 30ft, side access and internally there is plenty of eaves storage.

Don't miss the opportunity to make this house your home, call us to book a viewing today!

### 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.

