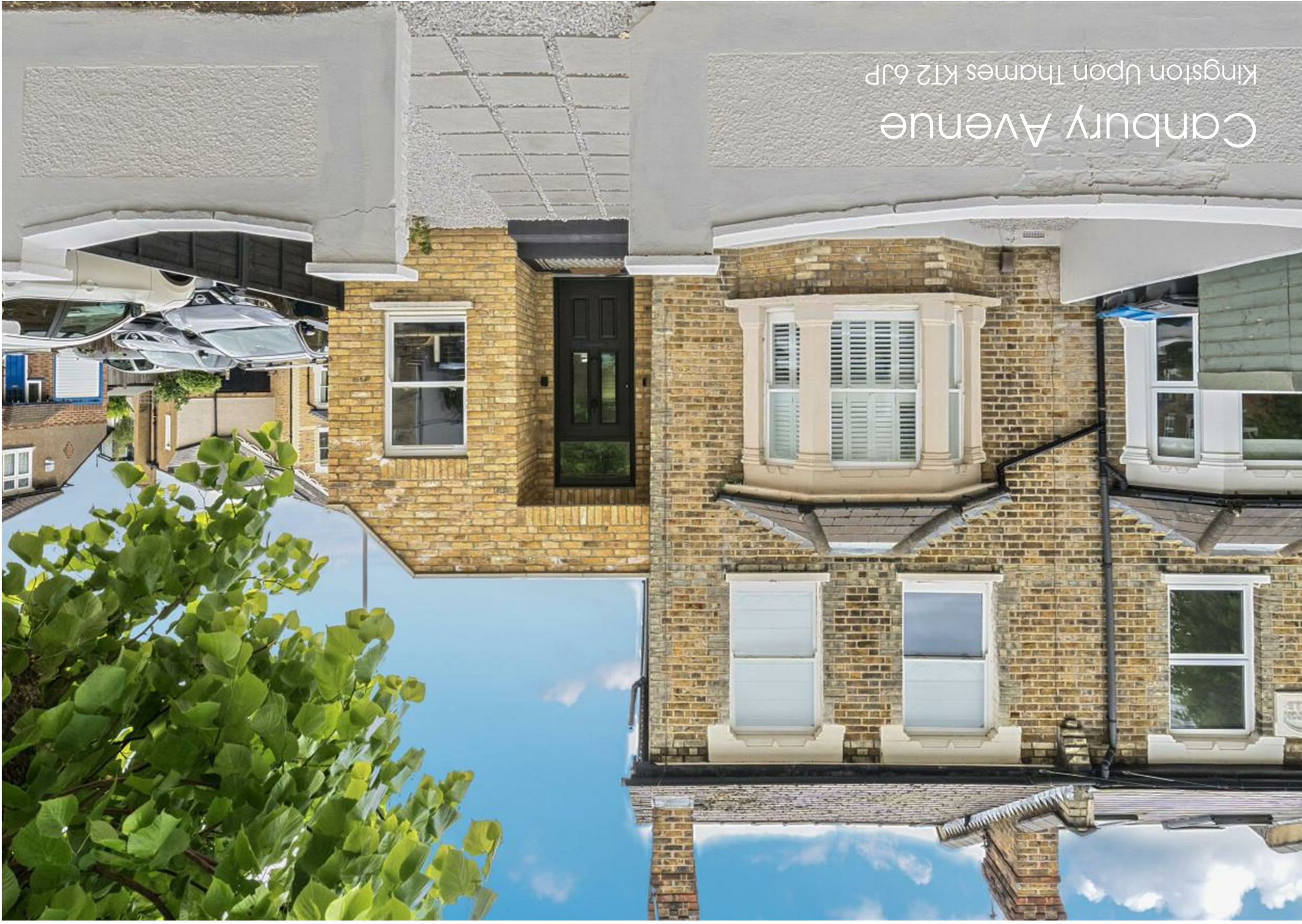
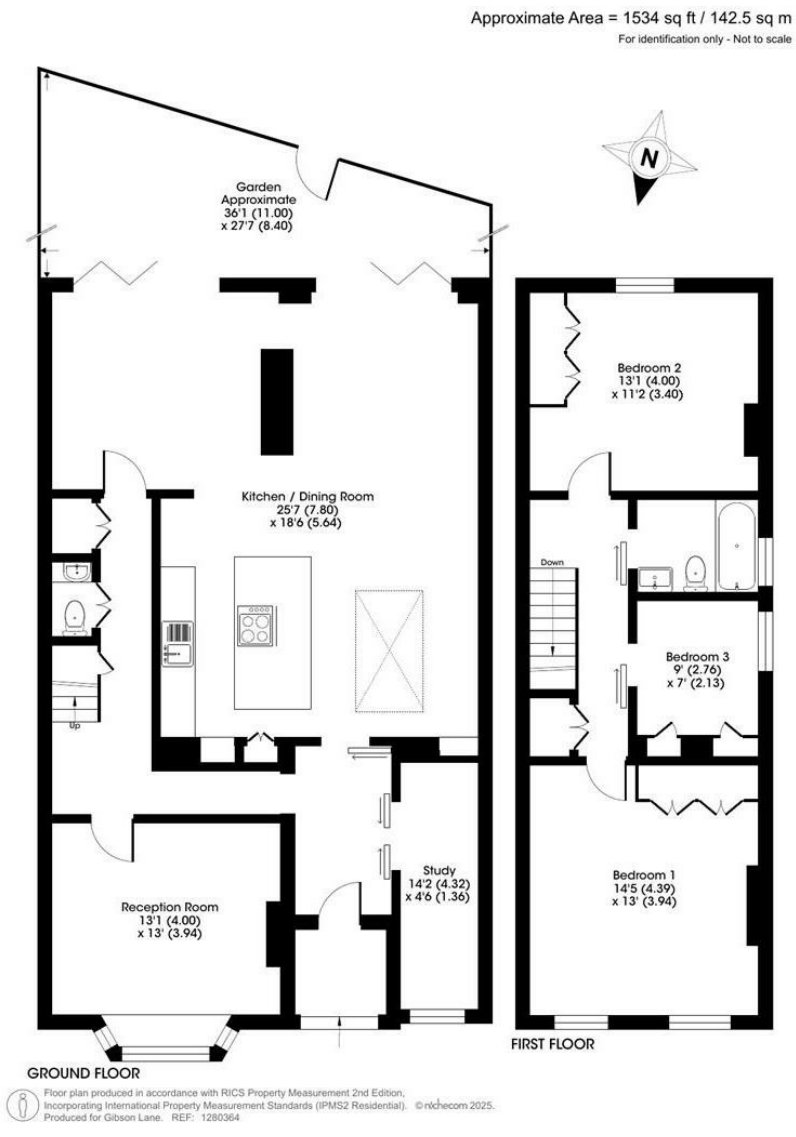
Canbury Avenue

Kingston Upon Thames KT2 6JP





gibson lane

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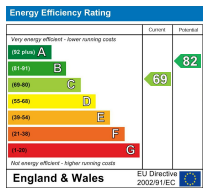

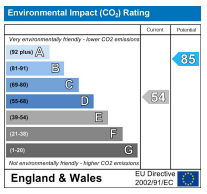

Important Information

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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Guide Price £1,100,000

- Stunning Period Home
- Three Bedrooms
- Scope to Expand into the Loft (STNC)
- Incredible Open Plan Kitchen/Living/Dining Room
- Accommodation in Excess of 1500 sqft
- Southerly Aspect Rear Garden
- Sperate Study/Office
- Beautifully Finished Internally
- Extremely Sought After North Kingston Road
- EPC Rating - C

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A beautifully presented end of terrace Victorian house situated on one of Kingston's most desirable roads. The property has been extended by the current owners and completely modernised throughout to create an impressive family home with accommodation in excess of 1500sqft.

The full width extension on the ground floor spans an impressive 25.7ft wide making this an extremely open and spacious footprint, perfect for family living. The ground floor boasts a generous entrance hallway with exposed brick walls, a study/office, front reception room with fireplace and bay window, downstairs WC, and an incredible open plan kitchen/dining/reception room with double bi-folding doors leading out onto a perfectly landscaped southerly aspect rear garden.

The first floor contains a lovely master bedroom to the front with feature fireplace, two large windows and built in cupboards. Additionally there are two further bedrooms both complete with built in wardrobes and a modern family bathroom.

There is tremendous scope to expand further into the loft, subject to necessary consents (STNC).

The property is immaculately presented internally and provides ample space with an abundance of natural light throughout, with plenty of windows, tall glass doors and skylights, with high ceilings and charming period features throughout. Situated within this extremely popular North Kingston road, this house is sure to impress. Call us now to arrange your viewing.

Situation

Canbury Avenue is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property 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 & state sectors.