

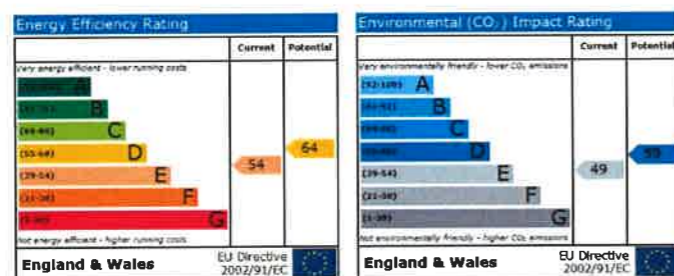
## Canbury Avenue, Kingston Upon Thames, Surrey, KT2

APPROX. GROSS INTERNAL FLOOR AREA 1339 SQ FT 124.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Gibson Lane and no guarantee as to their operating ability or their efficiency can be given.

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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.

### Offer Procedure

Gibson Lane is contracted by the seller to establish how any one who wishes to make an offer on this property intends to fund its purchase and their buying status. When making an offer on this property, you will be asked a series of questions relating to the means by which you intend to buy the property and whether or not your offer is dependent on the sale of another property. This information, along with the amount of your offer, will then be forwarded onto our client for consideration. All offers on this property should be made through this office.

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## Canbury Avenue, Kingston Upon Thames, KT2 6JR

A well presented & sympathetically extended four bedroom Victorian semi detached family home ideally situated in this sought after tree lined North Kingston road, convenient for the town centre, station, Richmond Park, River Thames and excellent local schools. Benefits include a 24' master bedroom with walk-in wardrobe & en-suite shower room, a 27' through lounge and a southerly aspect rear garden. An internal viewing is highly recommended.



- Four Bedroom Victorian Semi
- Stunning 24' Master Bedroom
- 27' Through Lounge
- Sought After North Kingston Road
- Southerly Aspect Rear Garden
- Convenient for Town Centre

## £675,000 – Guide Price

Freehold

Draft Details - not yet approved by vendor



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**Entrance Hall:** Picture rails, corniced ceiling, solid oak floor, staircase to first floor.

**Through Lounge:**

**Lounge Area:** Sash window, radiator, dado & picture rails, corniced ceiling with ceiling rose, feature cast iron fireplace with limestone surround, telephone point, television point.

**Dining Area:** Sash window overlooking garden, two radiators, dado & picture rails, corniced ceiling with ceiling rose, open recessed area with shelving unit.

**Kitchen/Breakfast Room:** Windows to side & rear aspects, part to tiling to walls, inset one & half bowl sink unit with drainer, range of wall units, range of base units with laminate worktops, space & plumbed for washing machine & dishwasher, inset gas hob, stainless steel cooker hood, fitted electric oven, integrated fridge/freezer, gas boiler, radiator, spotlighting, door to garden.

**First Floor Landing:** Dado rails & picture rails, cupboard housing mega flow system.

**Bedroom Two:** Two sash windows to front aspect, coved ceiling, picture rails, radiator.

**Bedroom Three:** Sash window overlooking garden, coved ceiling, picture rails, radiator, engineered oak wood flooring.

**Bedroom Four:** Sash window overlooking garden, coved ceiling, radiator, engineered oak wood flooring.

**Bathroom:** Window, panelled bath with mixer spray unit, wash hand basin, low level W.C., part tiled walls, heated towel rail.

**Second Floor Landing:** Roof dome.

**Bedroom One:** Two Velux windows, two built-in cupboards, spotlighting, under eaves storage, engineered oak wood flooring, double glazed double doors to Juliette balcony, door to:

**Walk-In Wardrobe:** window to side aspect, shelving to side, hanging.

**En-Suite Shower Room:** Window to rear aspect, shower cubicle, pedestal wash hand basin, low level W.C., part tiled walls, extractor fan, heated towel rail, tiled floor.

**Outside**

**Front:** Wall & fence to front, fence to side, flower beds & borders.

**Rear Garden:** Laid to lawn with patio area, flower beds & borders with trees & shrubs, fences to side & rear, covered gated side access, tap, external light, shed.



Lounge



Kitchen/Breakfast Room



Through Lounge



Bedroom One



Bathroom



Rear Garden