

Canbury Park Road, Kingston Upon Thames , KT2

£799,950

3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to offer to the market this two/ three bedroom semi-detached family home situated in a highly sought after residential road in North Kingston. Benefitting from three reception rooms on the ground floor it affords the new owner a choice of rooms which, in addition to the two bedrooms on the first floor allows the scope for three, or even, four bedrooms in total. The current occupiers utilise the house to offer them four bedrooms, whilst retaining a family room. Canbury Park Road allows easy access to both Kingston and Norbiton town centres, as well as their Mainline Train Stations, making it a highly convenient location. Furthermore, the house is well situated within close proximity of a number of well regarded private and state schools. Internal accommodation comprises; an entrance hallway leading to the traditional front sitting room with feature fireplace and bay window, and rear aspect modern fitted kitchen, via a generous family/dining room. In addition, there is a further downstairs reception room/bedroom three/guest bedroom or office. To the first floor are the two main bedrooms, along with the sizeable family bathroom/WC with additional walk-in shower unit. Externally the property boasts its own private front and rear gardens. The property is offered to the market with no ongoing chain and with vacant possession upon completion. Please view our virtual tour.

North Kingston Location

Semi-Detached Family Home

Two / Three Bedrooms

Three / Two Reception Rooms

Modern Fitted Kitchen

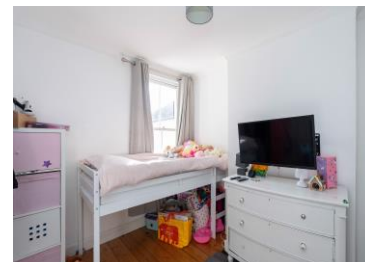
Modern Fitted Bathroom/Shower room/W.C

Canbury Park Road, Kingston Upon Thames , KT2

£799,950

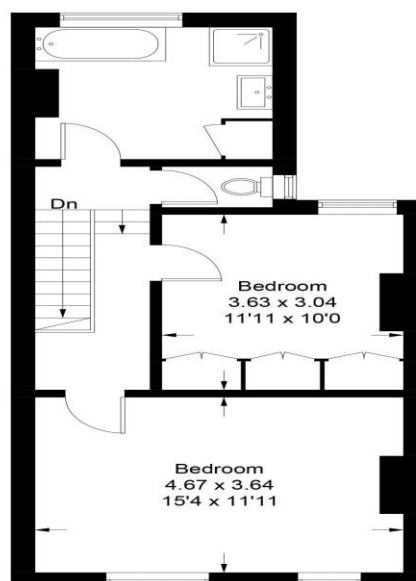
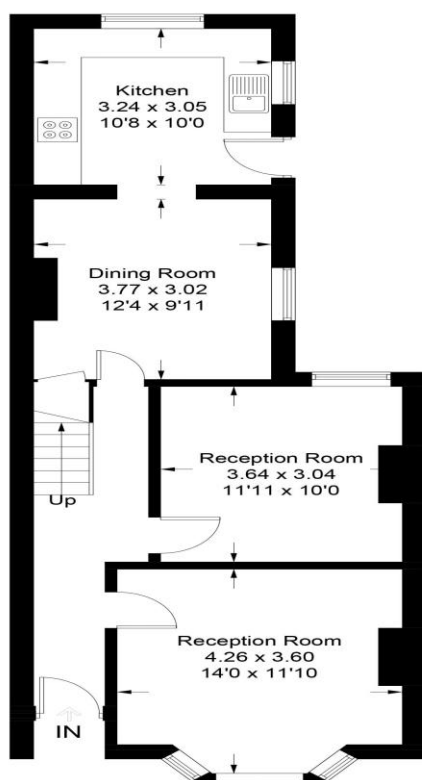
3 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Canbury Park Road, KT2

Approximate Gross Internal Area = 103.8 sq m / 1117 sq ft



Ground Floor

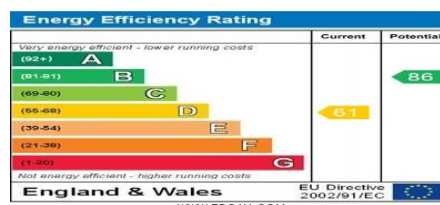
First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1049807)

Tenure:

Council Tax:

Local Authority: Royal Borough of Kingston upon Thames



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.