





CANBURY PARK ROAD

KINGSTON UPON THAMES, KT2

A very well presented three bedroom Victorian family house with south facing garden

- * Three bedroom Victorian house
- * South facing garden
- * Scope for loft and rear extension
- * 0.3 miles (7 min walk) from the station
- * Convenient for town centre and park
- * Catchment for well-regarded schools

THE PROPERTY

A very well presented three bedroom Victorian family house with south facing garden and significant scope to extend both on the ground floor to the rear and into the loft.

The ground floor comprises an entry hall with large double reception/dining room with feature bay window. A generous separate kitchen is also provided.

The first floor offers three bedrooms, the largest of which spans the width of the house, as well as a bathroom, whilst a second four-piece bathroom can be found on the ground floor as well.

The property offers ample potential to extend to the rear on the ground floor and into the loft (subject to the necessary permissions). Externally, the property opens out onto a well-maintained, south facing rear garden.





THE LOCATION

The house is located on Canbury Park Road and within just 0.3 miles (7 minute walk) of Kingston's Zone 6 railway station offering up to 7 trains an hour, in two directions, to London terminals.

Alternatively, Norbitons' Zone 5 railway station is just 0.5 miles (10 minute walk) in the opposite direction.

Furthermore, all that the town centre has to offer is on your doorstep including the River Thames and Canbury Gardens. The property also falls within the catchment for very well-regarded local schools.





Canbury Park Road, Kingston upon Thames KT2

Approximate Gross Internal Area | 94.2 sq m / 1014 sq ft



Featherstone Leigh Ltd

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale. (ID551856)



KINGSTON OFFICE

179 Clarence Street
Kingston Upon Thames
KT1 1QT

sales

020 8549 9449

lettings

020 8549 3343

kingston_sales@featherstoneleigh.co.uk

[featherstoneleigh.co.uk](https://www.featherstoneleigh.co.uk)

IMPORTANT Featherstone Leigh would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.