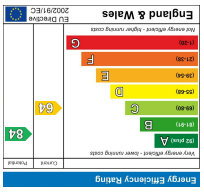
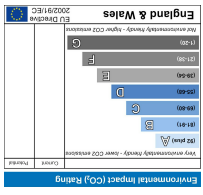
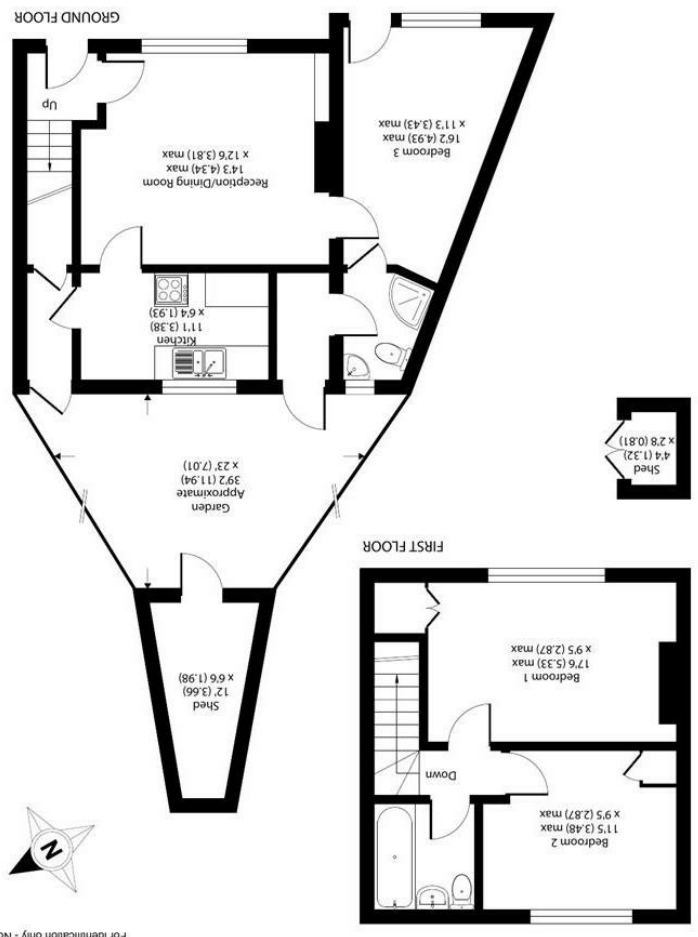


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
	

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ndkcom 2022. REF: 901554



Approximate Area = 859 sq ft / 80 sq m
 Sheds = 64 sq ft / 6 sq m
 Total = 923 sq ft / 86 sq m
 For identification only - Not to scale

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 Ham
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 Tel: 020 8247 9444



Cleves Road
 Richmond TW10 7LD



£699,950

- Semi-Detached House
- Three Double Bedrooms/Two Bathrooms
- Further Potential For Extension (STPP)
- Large Frontage With Ample Parking
- Close to Ham Lands & river
- Moments From Grey Court School
- EPC Rating D
- Council Tax Band D

* Tenure: Freehold

* Local Authority: Richmond upon Thames

Description

A charming three double bedroom semi-detached house situated on this quiet road just a short walk from outstanding rated Grey Court school. The property has been extended to the side and offers further scope for extension into the loft which would create a substantial family home (STNC). The current layout comprises: reception/dining room, fitted kitchen, ground floor bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Outside there is a very large frontage offering scope for extra parking spaces or an extended garden, and a 39ft rear garden with the added advantage of a large shed with power and lighting.

Situation

Cleves Road is a popular residential road ideally situated between Richmond and Kingston town centres. The open spaces of Ham Lands, Ham Common and Richmond Park are close by and the River Thames is within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors. These include St Richards, Meadlands, The German School, Grey Court and Tiffin Girls school. The house is also well positioned for day nurseries, local shops and bus routes.

