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СВОПИВ ЕГООВ FIRST FLOOR Bedroom 2 12' (3.66) max x 10' (3.05) max Kitchen 71' (3.35) x 8'3 (2.51) Shed 16' (4.88) (2.44) x \$hed 12' (3.66) 12' (2.44)

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m pe E.78 \ ft pe 0 be 8 = 940 extra Approximate Area = 940 \ ft pe \$400 \ ft pe \$4









£750,000

- Three bedroom end-terrace house
- Impressive 76ft South facing rear garden
- Sought after road close to river
- Potential to extend (STPP)
- No onward chain
- * Tenure: Freehold

- Generous accommodation of 940sqft
- Well positioned for local schools and bus routes
- Green spaces and Ham Lands close by
- EPC rating C
- Council tax band E
- * Local Authority: Richmond upon Thames

Description

An impressive three bedroom end-terrace house situated on this popular road just moments from the river and the open spaces of Ham Lands nature reserve. The property features a well balanced layout with spacious accommodation of 940sqft comprising: two reception rooms, fitted kitchen, three generous bedrooms and a bathroom with separate W.C. Outside there are gardens to the front and side, and a magnificent 76ft South facing rear garden. The property offers huge scope for extension (STPP) and is sold with no onward chain.



Situation

Lammas Road is a popular residential road ideally situated in Ham within close proximity of the River Thames and Teddington Lock. The open spaces of Ham Lands and Richmond Park are close by and Kingston, Richmond and Teddington town centres are all within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include, The German School, Grey Court, Kingston Academy and Tiffin Girls Grammar school.



