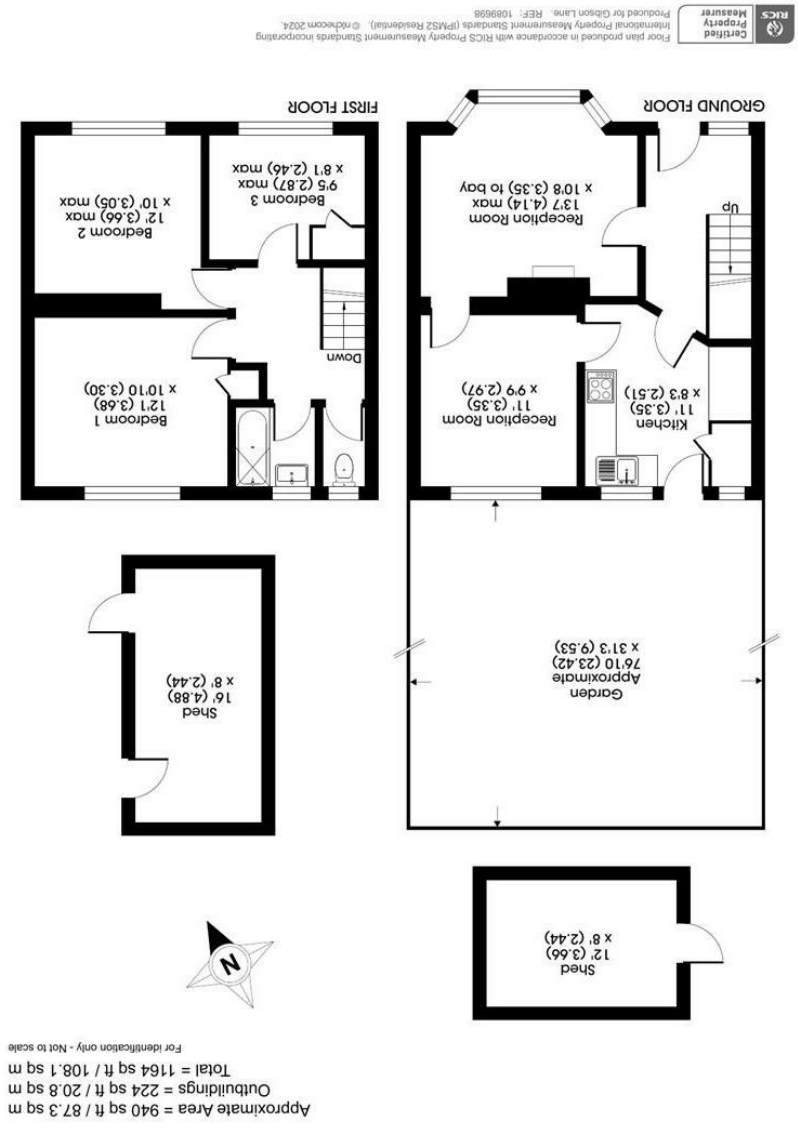


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

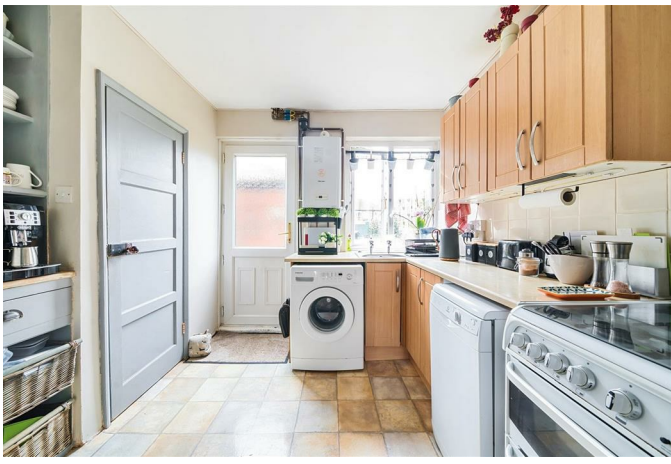
England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V
W	W
X	X
Y	Y
Z	Z



323 Richmond Road
 Ham
 Surrey
 KT2 5QU
 www.gibsonlane.co.uk
 Tel: 020 8247 9444



Lammes Road
 Richmond TW10 7YD



£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
- 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

* Tenure: Freehold

* 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.

