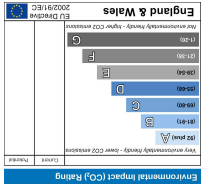
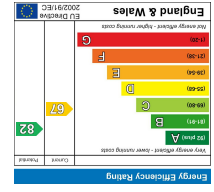
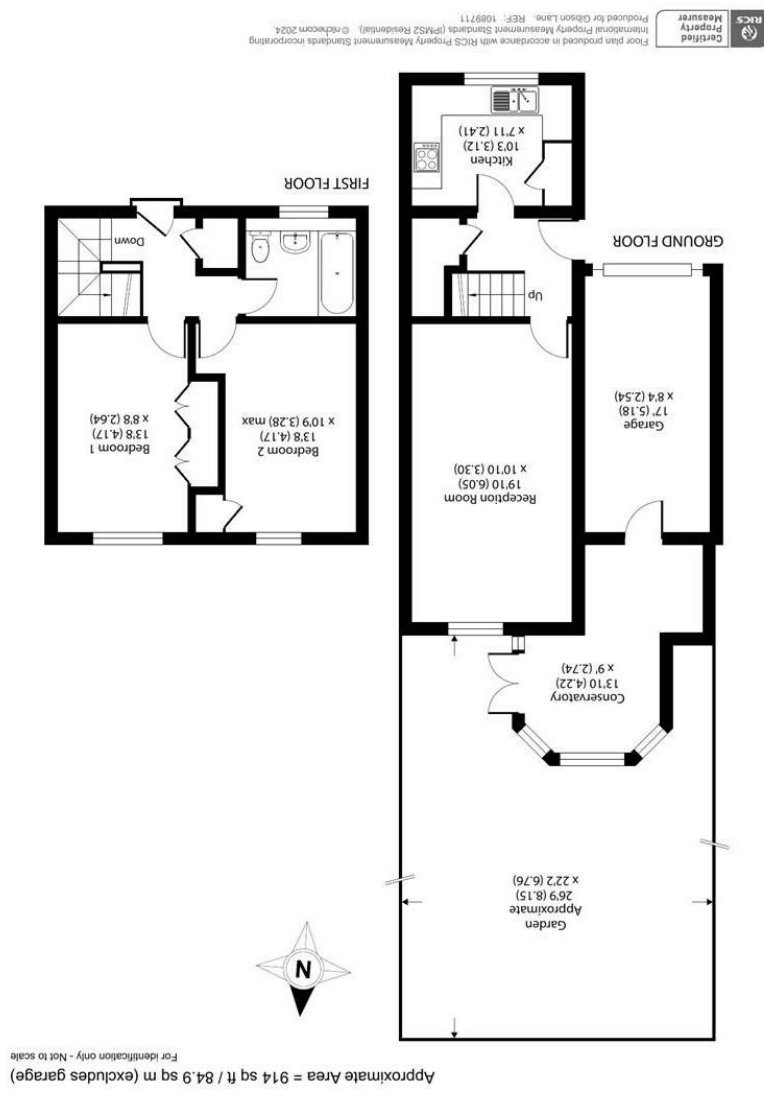


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
	



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





Hatch Place  
 Kingston Upon Thames KT2 5NB



### Guide Price £650,000

- Two Bedroom
- End of Terrace House
- Off Street Parking
- Garage
- No Onward Chain

- Potential To Extend (STNC)
- Cul De Sac
- EPC Rating - D
- Council Tax Band - E

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

### Summary

A charming two bedroom end-terrace house situated within a quiet cul-de-sac adjacent to Richmond Park. The property would benefit from some updating internally but generally looks to have been well maintained. Accommodation comprises: two double bedrooms, bathroom, fitted kitchen, conservatory and a spacious reception/dining room. Outside there is off street parking to the front, a garage to the side and a private rear garden. The property is offered to the market with no onward chain and has potential for extension to the rear and into the loft space (STPP).

### Location

Hatch Place is a popular residential road ideally situated in the sought after North Kingston area. The property is within close proximity of Richmond Park and conveniently positioned for the River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. Kingston town centre with its array of shops and restaurants is a short distance away and the A3 with routes to London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector.

