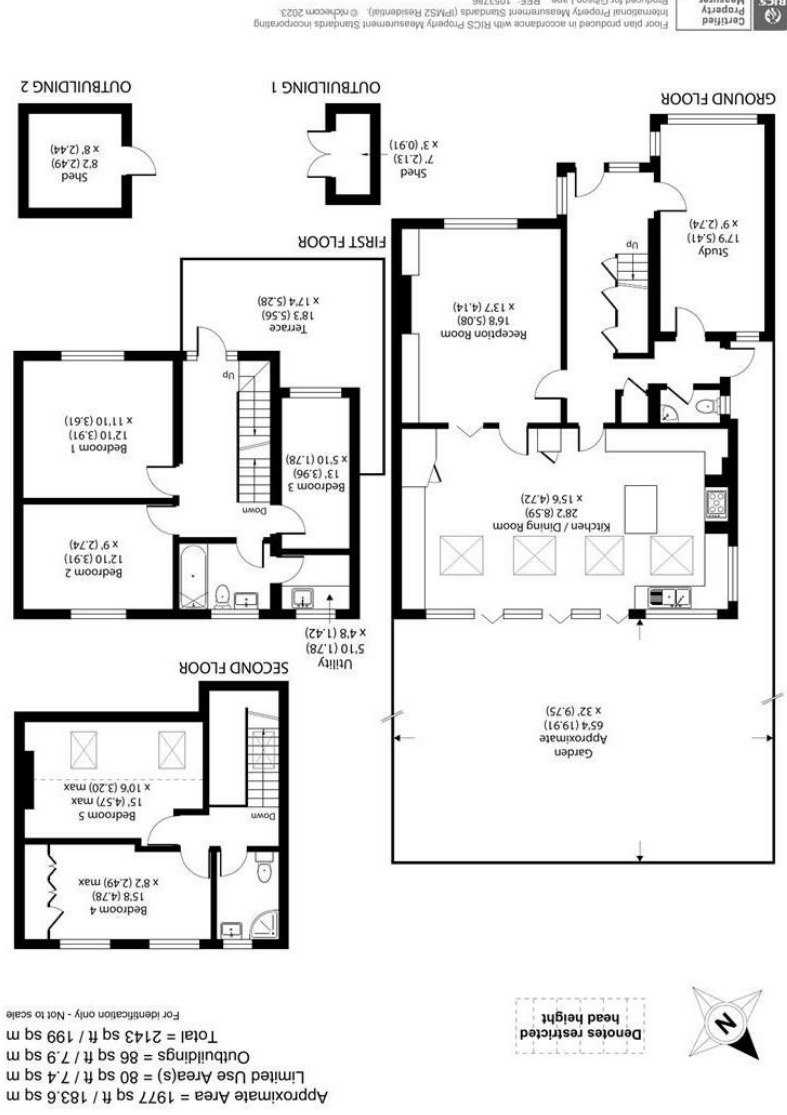


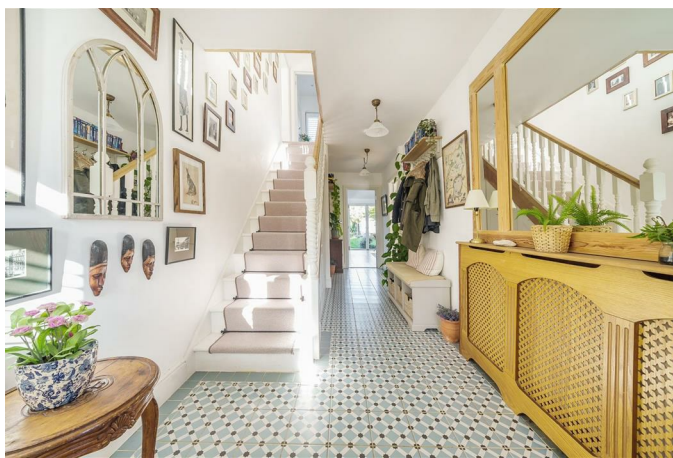
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	B



323 Richmond Road
 Ham
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£1,595,000

- Stunning semi-detached family home
 - Refurbished and extended to an incredibly high standard
 - Situated opposite open green space with views of the River Thames
 - Impressive accommodation approaching 2,000sqft
 - Delightful 65ft landscaped rear garden
 - Five generous bedrooms and two bath/shower rooms
 - Well positioned for local schools and bus routes
 - Easy access to Thames path and Ham Lands Nature Reserve
 - EPC Rating D
 - Council tax band E
- * Tenure: Freehold
- * Local Authority: Richmond upon Thames

Description

A stunning five bedroom family home situated on this sought after road opposite the River Thames. In recent years the property has been fully refurbished and extended to an incredibly high standard and now offers generous accommodation approaching 2,000sqft arranged over three floors. The ground floor features a full width kitchen extension with doors leading to the rear garden, a front reception room and a study/music room. On the upper floors there are five bedrooms, two bath/shower rooms, a utility room and a South West facing terrace enjoying views towards the River. Outside there is a pretty garden to the front of the property and a delightful 65ft garden to the rear.

Situation

Burnell Avenue is a popular residential road ideally situated in Ham opposite the River Thames and within close proximity of 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, The Kingston Academy and Tiffin Girls Grammar school.

