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Energy Efficiency Rating	
Current Rating	G
Best Possible Rating	A
Energy Efficiency Score	37

Environmental Impact (CO ₂) Rating	
Current Rating	D
Best Possible Rating	A
Environmental Impact Score	37

Certified Property Measurement
 Produced for Gibson Lane, REF: 1141054
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential), © ndkcom 2024.



Approximate Area = 1108 sq ft / 102.9 sq m
 For identification only - Not to scale

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Fellbrook
 Richmond TW10 7UN



£795,000

- Larger style two storey Wates house
- Spacious accommodation in excess of 1,100sqft
- Private gardens to side and rear
- No onward chain
- Situated adjacent to Ham Lands
- Downstairs W.C
- Well positioned for local schools
- Single garage
- EPC Rating C
- Council tax band E

* Tenure: Freehold

* Local Authority: Richmond upon Thames

Description

A rare opportunity to purchase a larger than average semi-detached two story Wates house situated in a secluded position adjacent to Ham Lands. The property boasts a spacious layout in excess of 1,100sqft comprising: large reception room, kitchen dining room, downstairs W.C, three bedrooms and a family bathroom. Outside there is the added advantage of gardens to the rear and side of the house along with access to the beautiful communal gardens. There is also a single garage and the benefit of no onward chain.

Situation

Fellbrook is a popular residential road ideally situated in Ham within easy reach of the River Thames and Teddington Lock. The open spaces of Ham Lands 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, Meadlands Primary and St Richard's Primary. The area is well served with busses to Richmond and Kingston.

