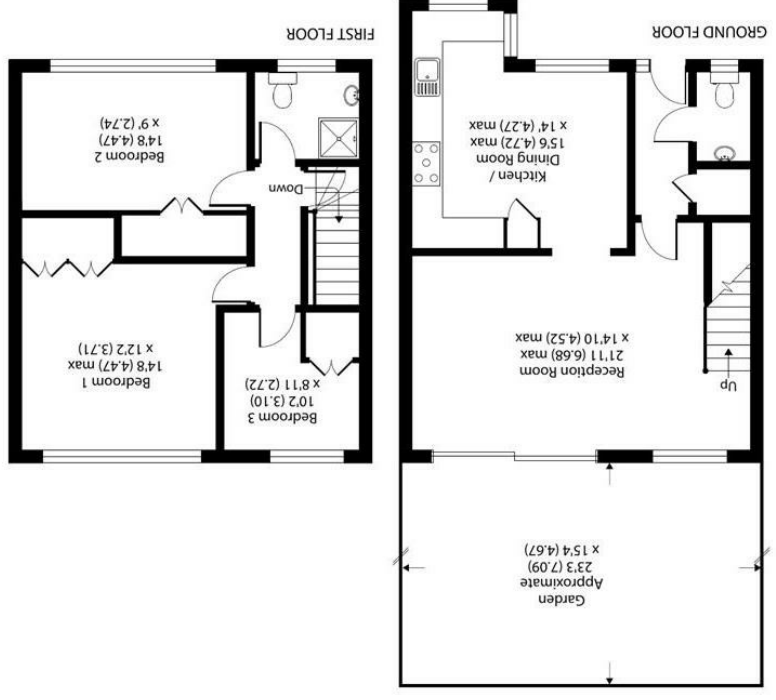


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

RICS Certified Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating
 International Property Measurement Standards (IPMS2 Residential). © ndkcom 2024. REF: 1141064



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

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 Ham
 Surrey
 KT2 5QU
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 Tel: 020 8247 9444



Fellbrook
 Richmond TW10 7UN



£765,000

- Larger style two storey Wates house
- Spacious accommodation in excess of 1,100sqft
- Private garden
- 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 a private garden to the rear 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.

