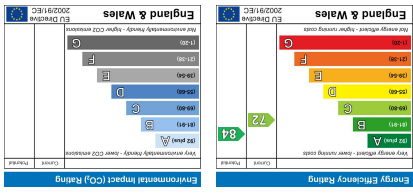
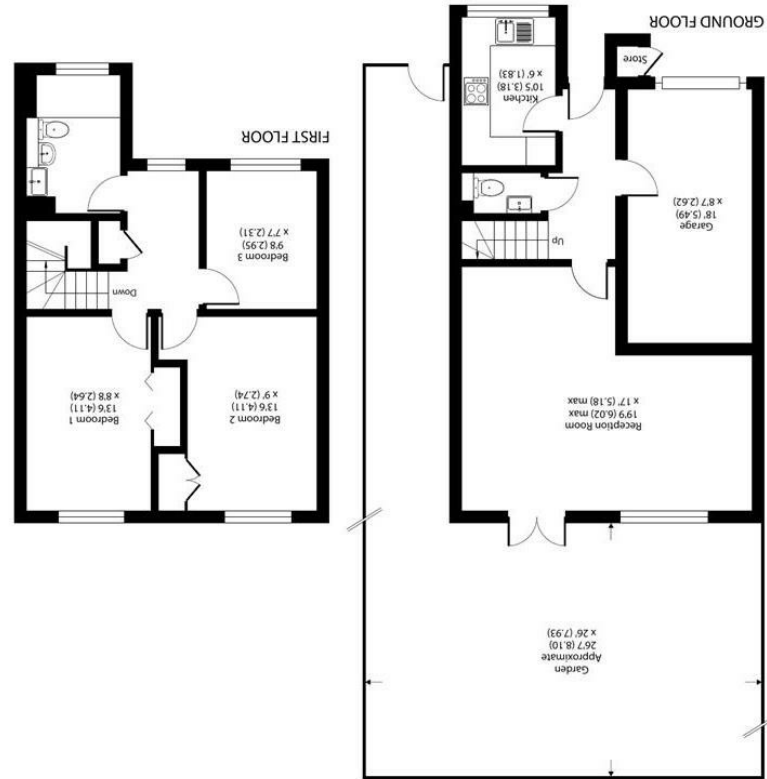


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) © ndkcom 2024.



Approximate Area = 969 sq ft / 90 sq m (excludes garage)  
 Total = 972 sq ft / 90.2 sq m  
 Outbuilding = 3 sq ft / 0.2 sq m  
 For identification only - Not to scale

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Hatch Place

Kingston Upon Thames KT2 5NB



### Guide Price £785,000

- Three Bedroom Semi Detached House
- South Facing Garden
- Downstairs WC
- Integral Garage with Electric Door
- Potential to Extend (STNC)
- Off Street Parking
- In Need of modernization
- No Onward Chain
- EPC Rating - C
- Council Tax Band - F

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

### Description

A modern Semi Detached family home situated in this sought after North Kingston cul de sac with accommodation in excess of 950sqft arranged over two floors.

The ground floor comprises integral garage with electric door to the front, kitchen, downstairs WC and spacious reception room with patio doors leading out onto a delightfully landscaped private south facing rear garden which is full of mature plants.

To the upper floor there are three bedrooms, two of which have fitted wardrobes and there is also a family bathroom. The property would benefit from a degree of modernization and has the possibility to be extended into the loft which would allow for an additional bedroom and bathroom, the garage could also be converted to a habitable space.

Externally there is off street parking to the front and is being sold with no onward chain.

### Situation

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.

