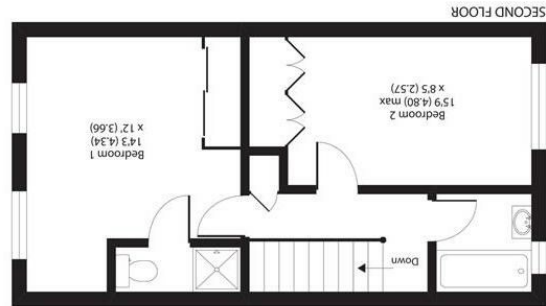
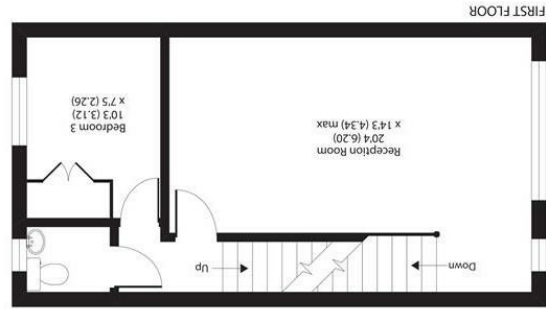
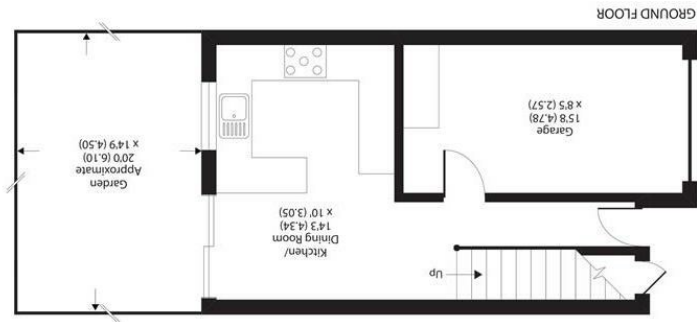


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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	A
Environmental Impact (CO <sub>2</sub> ) Rating	B

England & Wales	
Energy Efficiency Rating	A
Environmental Impact (CO <sub>2</sub> ) Rating	B



APPROX. GROSS INTERNAL FLOOR AREA 1171 SQ FT 108.8 SQ METRES (INCLUDES GARAGE)

323 Richmond Road  
 Ham  
 Surrey  
 KT2 5QU  
[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)  
 Tel: 020 8247 9444

**gibson lane**



Beard Road

Kingston Upon Thames KT2 5PG



### Guide Price £699,950

- NO ONWARD CHAIN
- Three Double Bedrooms
- Town House
- Integral Garage
- Kitchen/Diner

- North Kingston Location
- Close to Richmond Park
- Council Tax Banding - E
- EPC Rating - C

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

### Summary

NO ONWARD CHAIN! A well presented three bedroom town house situated on this leafy quiet cul de sac on the borders of Ham and North Kingston. The impressive property offers accommodation approaching 1200sqft arranged over three floors and comprises; an integral garage, open plan kitchen/dining room, spacious reception room spanning 20 ft with large windows overlooking the green and beautiful willow tree to the front of the property, three double bedrooms and two bathrooms plus a separate WC. Externally there is a lovely Westerly facing rear garden.

Situated within the quiet cul-de-sac, moments away from Richmond Park and near excellent schools the location is superb. Call us now to arrange a viewing!

### Location

Beard Road is a quiet cul de sac ideally situated in the sought after North Kingston/ Ham 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. Ham Parade and Kingston town centre with its array of shops, restaurants and bars 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.

