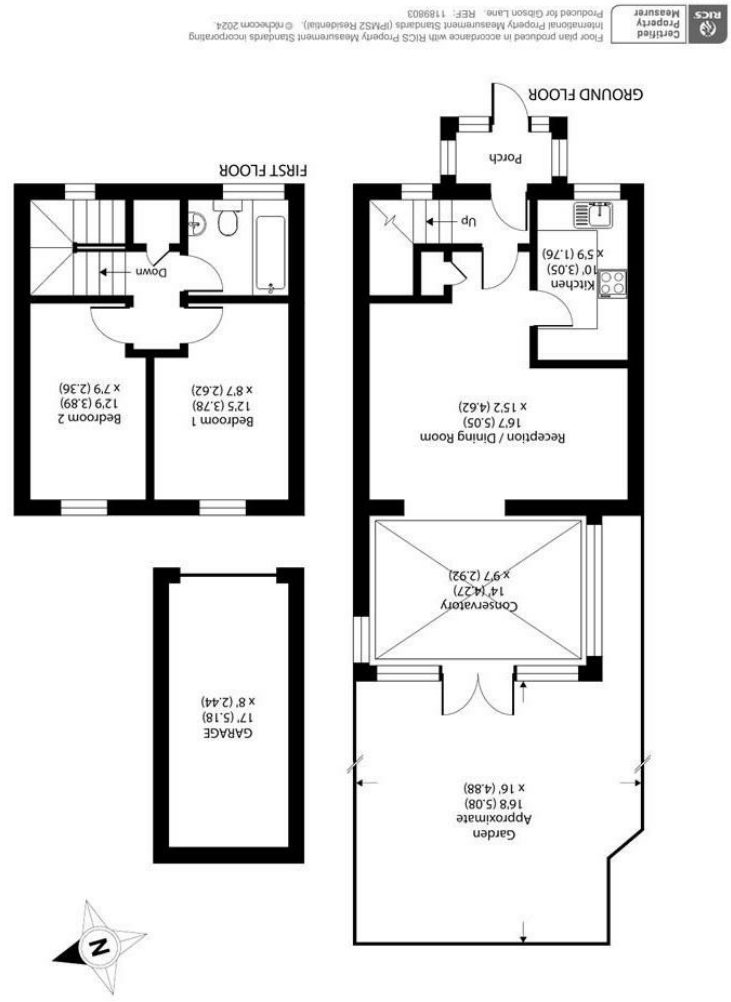


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

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



Approximate Area = 821 sq ft / 76.3 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 957 sq ft / 88.9 sq m
 For identification only - Not to scale

323 Richmond Road
 Ham
 Surrey
 KT2 5QU
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Fisherman Close
 Richmond TW10 7YP



£625,000

- Delightful two bedroom freehold house
- Close to river and Ham Lands
- Sold with no onward chain
- Presented to a high standard throughout
- Single garage
- Pretty West facing rear garden
- Spacious layout in excess of 800sqft
- Close to bus routes and local schools
- EPC rating C
- Council tax band D

* Tenure: Freehold

* Local Authority: Richmond upon Thames

Description

A delightful two bedroom freehold house situated close to Ham Lands and the river. The property is presented to a good standard throughout and features a well balanced layout in excess of 800sqft comprising: entrance hall, modern fitted kitchen, reception/dining room, conservatory, two bedrooms and a family bathroom. Outside there is a pretty West facing rear garden and a single garage. The property is sold with no onward chain.

Situation

Fisherman Close is a popular residential road ideally situated in Ham near 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.

