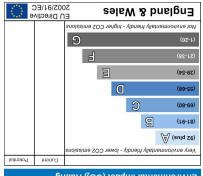
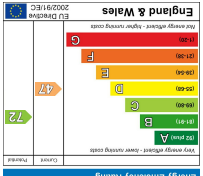
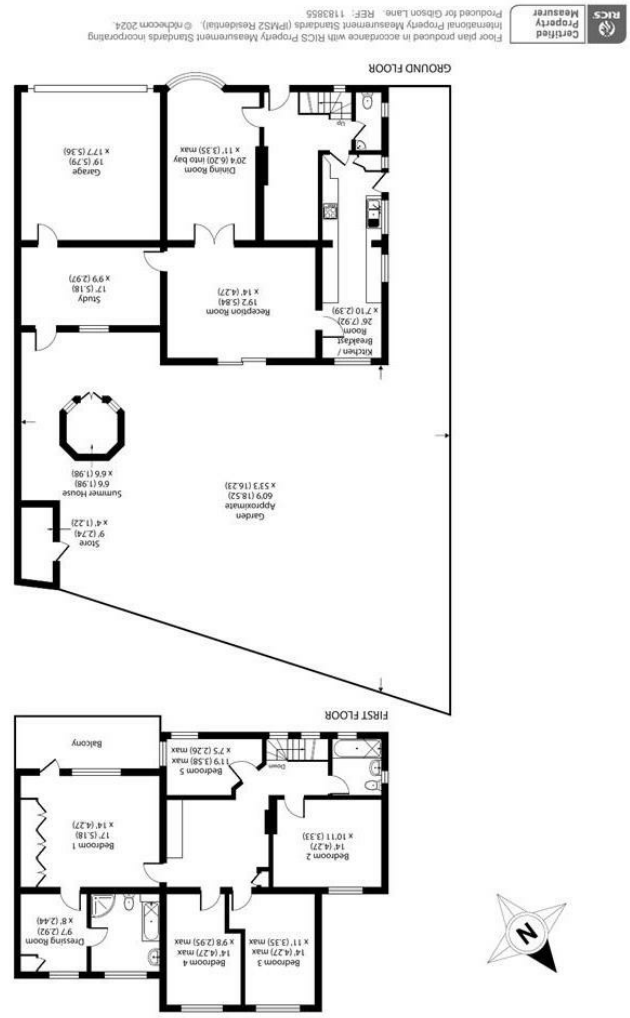


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
	



Approximate Area = 2318 sq ft / 215.3 sq m  
 Garage = 327 sq ft / 30.3 sq m  
 Total = 2720 sq ft / 252.6 sq m  
 For identification only - Not to scale

323 Richmond Road  
 Ham  
 Surrey  
 KT2 5QU  
 www.gibsonlane.co.uk  
 Tel: 020 8247 9444



Lower Ham Road  
 Kingston Upon Thames KT2 5BD



### Guide Price £1,950,000

- Imposing detached five bedroom house
  - impressive accommodation in excess of 2,300sqft
  - Situated moments from river and Thames Path
  - Large plot with extensive driveway
  - Sold with no onward chain
  - Spacious double garage
  - Close to excellent local schools
  - Delightful 60ft rear garden
  - EPC rating E
  - Council tax band G
- \* Tenure: Freehold                      \* Local Authority: Kingston upon Thames

### Description

An imposing detached five bedroom residence situated on this prestigious road just moments from the river and Thames Path. The property features a spacious layout with impressive accommodation in excess of 2,300sqft arranged over two floors. The ground floor comprises a large entrance hall, kitchen/breakfast room, dining room, reception room, study, downstairs W.C and an integral double garage. Upstairs there are five bedrooms and two bathrooms including a magnificent master suite with dressing room, en-suite bathroom and balcony with views towards the river. Outside there is an extensive driveway to the front with ample parking and a delightful 60ft garden to the rear. The property is sold with no onward chain.

### Situation

Located in this premier North Kingston road just moments from the River Thames and Canbury Gardens, Lower Ham Road Road is a highly sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo and is easily accessible to the A3 serving London and the M25. Richmond Park with its thousands of acres of delightful parkland is close by and Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the area is excellent including Latchmere and Fern Hill primaries, The Kingston Academy, Grey Court, Tiffin Girls and the German School. The area also has an extensive range of sports and leisure facilities.

