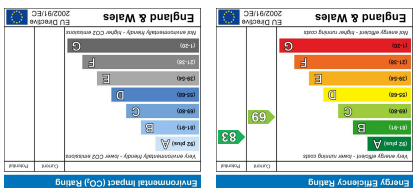
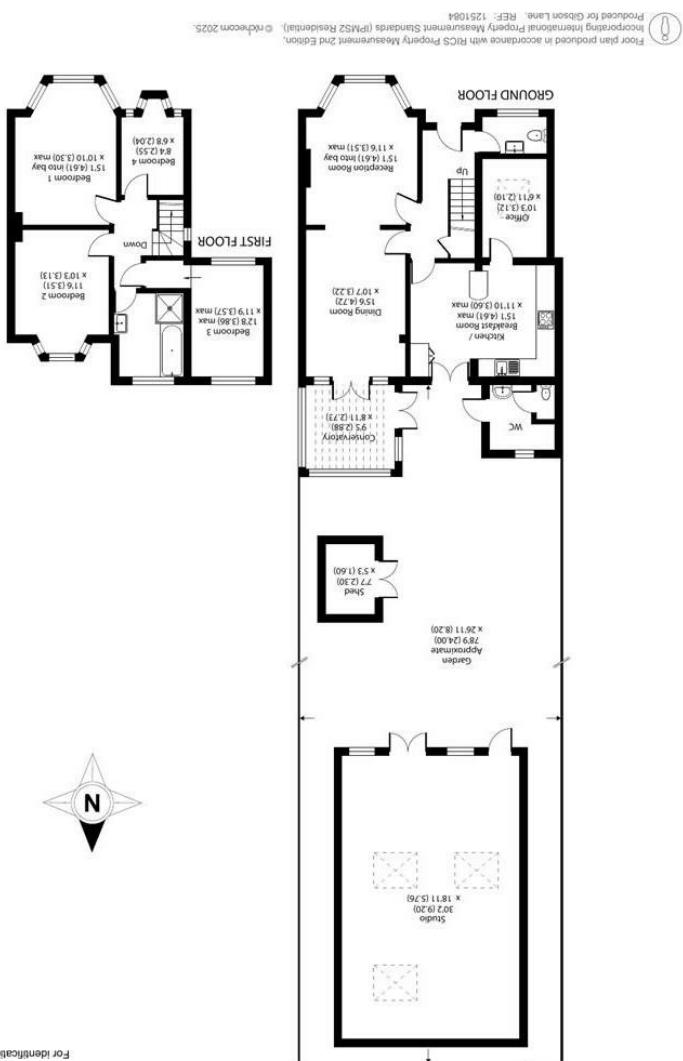


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



Approximate Area = 1416 sq ft / 131.5 sq m
Outbuildings = 658 sq ft / 61.1 sq m
Total = 2074 sq ft / 192.6 sq m
For identification only - Not to scale



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

gibson lane





£950,000

- Four bedroom semi-detached house
 - Double height side extension
 - Spacious accommodation in excess of 1,400sqft
 - Very large 30ft x 18ft garden studio
 - Further potential to extend (STPP)
 - Sold with no onward chain
 - Off street parking for two cars
 - Close to local shops and bus routes
 - EPC rating C
 - Council tax band F
- * Tenure: Freehold * Local Authority: Kingston upon Thames

Description

An impressive four bedroom semi-detached 1930s house situated in a prime position close to the shops and amenities of Ham Parade. The property sits on a wide plot and has the benefit of a double height side extension whilst offering further potential to extend to the rear and into the loft (STPP) which would create a substantial family home. Currently the accommodation is arranged over two floors and features a spacious layout comprising: reception room, dining room, kitchen/breakfast room, conservatory, office, W.C, four bedrooms and a family bathroom. Outside there is off street parking to the front and a 78ft rear garden with a very large 30ft x 18ft studio room currently used as a dance studio but could easily be adapted for a number of uses. The property is sold with no onward chain.



Situation

Tudor Drive is a sought after road within the Tudor development in North Kingston situated a short walk from the River Thames and within close proximity of Richmond Park. This is a wonderful environment for a family being ideally positioned between Kingston and Richmond town centres with their extensive range of shops, restaurants and overland & underground stations providing services to Waterloo and the City. The local shops of Ham Parade are close by and Ham common is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.

