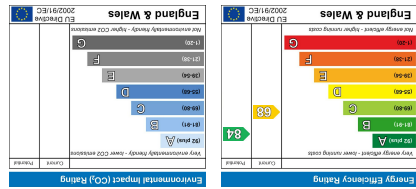




Beechrow, Church Road
Richmond TW10 5HE

gibson lane

323 Richmond Road
Ham
Surrey
KT2 5QU
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Tel: 020 8247 9444



Approximate Area = 1229 sq ft / 114.1 sq m
Shed = 59 sq ft / 5.4 sq m
Garage = 170 sq ft / 15.7 sq m
Total = 1458 sq ft / 135.4 sq m

For identification only - Not to scale



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.

Important Information





£1,195,000

- Rarely available semi-detached house
- Large side garden in addition to rear garden
- In current ownership since 1968
- Sold with no onward chain
- Spacious accommodation in excess of 1,200sqft
- Quiet setting adjacent to Ham Common Woods
- Single garage
- Potential to extend (STPP)
- Development maintenance charge £800pa
- Council tax band G

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A rarely available semi-detached house situated within this desirable private development of just ten houses accessed via a gate on Ham Farm Road. This particular property is the only one with a large side garden in addition to the generous rear garden, providing huge potential for extension (STPP). Internally the house is filled with natural light and features a spacious layout with accommodation in excess of 1,200sqft comprising: entrance hall with downstairs W.C, impressive reception/dining room with views of the rear garden, separate kitchen, study, three bedrooms and a family bathroom. Outside there is an enclosed 49ft side garden along with a 42ft South/West facing rear garden, beautiful communal gardens and the added benefit of a garage with residents parking. This is the first time the house has been offered to the market since 1968 and an internal viewing is highly recommended to fully appreciate what this stunning house has to offer.

Situation

Beechrow is a sought after development of just ten houses situated adjacent to Ham Common Woods and a short walk from the River Thames and 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 and bus routes 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.

