

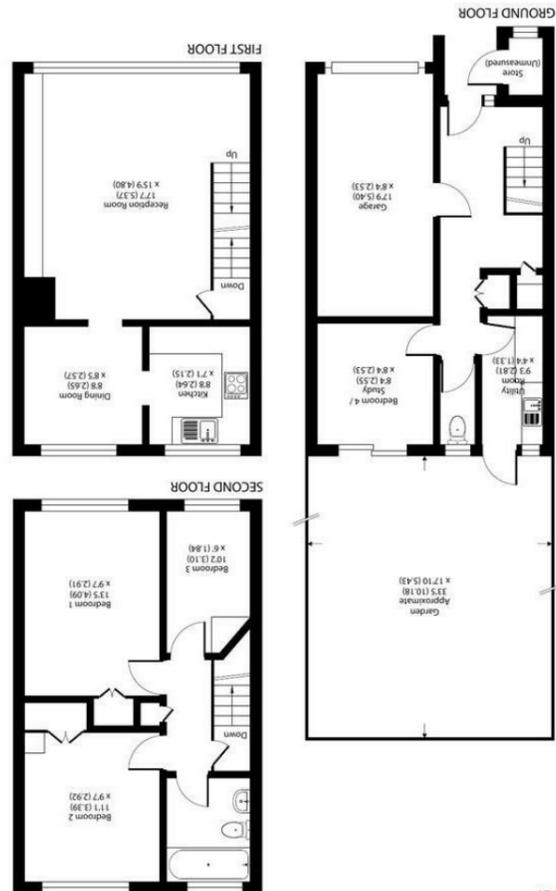
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Energy Efficiency Rating	
Very good	A
Good	B
Reasonable	C
Below average	D
Poor	E
Very poor	F
Very poor	G
Very poor	H
Very poor	I
Very poor	J
Very poor	K
Very poor	L
Very poor	M
Very poor	N
Very poor	O
Very poor	P
Very poor	Q
Very poor	R
Very poor	S
Very poor	T
Very poor	U
Very poor	V
Very poor	W
Very poor	X
Very poor	Y
Very poor	Z

Environmental Impact (CO <sub>2</sub> ) Rating	
Very good	A
Good	B
Reasonable	C
Below average	D
Poor	E
Very poor	F
Very poor	G
Very poor	H
Very poor	I
Very poor	J
Very poor	K
Very poor	L
Very poor	M
Very poor	N
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Very poor	P
Very poor	Q
Very poor	R
Very poor	S
Very poor	T
Very poor	U
Very poor	V
Very poor	W
Very poor	X
Very poor	Y
Very poor	Z

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Gibson Lane, REF: 1287946. Produced for Gibson Lane, REF: 1287946.



Approximate Area = 1131 sq ft / 105 sq m (excludes store)  
 Garage = 151 sq ft / 14 sq m  
 Total = 1282 sq ft / 119 sq m  
 For identification only - Not to scale

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Ashburnham Road  
 Richmond TW10 7NJ



**£695,000**

- 3/4 bedroom mid-century townhouse
- Opportunity to update to own taste
- Spacious accommodation in excess of 1,100sqft
- Sold with no onward chain
- Well positioned for local schools
- Off street parking and garage
- South facing rear garden
- Open spaces of Ham Lands & river close by
- EPC rating D
- Council tax band E

\* Tenure: Freehold

\* Local Authority: Richmond upon Thames

## Description

A spacious and bright mid-terrace townhouse situated in the heart of Ham opposite St Richards primary school with views across the playing fields. Internally the property offers a new buyer the opportunity to update to their own taste and currently features a well balanced layout comprising: large reception room, dining room, kitchen, three bedrooms, a fourth bedroom/study, utility room, downstairs W.C and an integral garage. Outside there is off street parking to the front and a mature 33ft South facing rear garden. The property is sold with no onward chain.



## Situation

Ashburnham Road is a popular residential road ideally situated in Ham with easy access to both Richmond and Kingston town centres. The open spaces of Ham Lands and Richmond Park are close by and the River Thames is within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors. These include St Richards, Meadlands, The German School, Grey Court and Tiffin Girls school. The house is also well positioned for day nurseries, local shops and bus routes.

