



Approximate Area = 1217 sq ft / 113 sq m (excludes garage)
Garage = 124 sq ft / 11.5 sq m
Total = 1341 sq ft / 124.5 sq m



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Guide Price £880,000

- Semi Detached Family Home
 - Three Bedrooms
 - In Need of complete Modernisation
 - Off Street Parking
 - Garage
 - Potential to Extend (STPP)
 - Conservatory
 - Downstairs WC
 - EPC Rating - D
 - Council Tax Band - E
- * Tenure: Freehold
- * Local Authority: Kingston Upon Thames

Summary

Nestled in the sought after Dysart Avenue, this semi-detached family home offers a fantastic opportunity to purchase a fabulous house in need of renovation and refurbishment in one of the best locations in Ham. Built in the 1930s, the property retains a sense of character while presenting a canvas for modernisation and extension to suit your personal taste.

The house boasts a spacious double reception room with feature fireplace, perfect for family gatherings or entertaining guests, downstairs WC and kitchen. With three bedrooms, there is ample space for a growing family or for those who desire extra room for guests or a home office. The property features a family bathroom with both shower and separate bath.

The ground floor also benefits from a delightful conservatory, which provides a lovely space to relax and enjoy the views of the expansive 66ft west-facing garden. This outdoor area is perfect for gardening enthusiasts or for children to play.

The property includes off-street parking, along with a garage, ensuring convenience and security. The potential for modernisation allows you to tailor the home to your specific needs and preferences, making it a truly unique opportunity.

In summary, this semi-detached house on Dysart Avenue is a promising prospect for anyone looking to invest in a family home on the Kingston/Ham border. With its generous living spaces, outdoor charm, and potential for enhancement, it is a property that should not be missed.

Location

Dysart Avenue is a popular residential road ideally situated in Ham within close proximity of the River Thames and 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, Kingston Academy and Tiffin Girls Grammar school.

