

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.

England & Wales	
Energy Efficiency Rating	75
Environmental Impact (CO ₂) Rating	58



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





Dysart Avenue
 Kingston Upon Thames KT2 5RB



Guide Price £1,000,000

- Impressive 1930s semi-detached house
- Four bedrooms and two bath/shower rooms
- Sought after location close to river and Thames Path
- Beautiful 52ft West facing walled garden
- Extended kitchen/diner
- Well positioned for local schools
- Generous accommodation approaching 1,600sqft
- Single garage
- EPC rating D
- Council tax band E

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

An impressive semi-detached family home situated on this sought after road just moments from the River Thames and Teddington Lock. The property has been extended on the ground floor and into the loft which provides impressive accommodation approaching 1,600sqft arranged over three floors. The ground floor features two separate reception rooms and an extended kitchen/diner with doors leading to the rear garden. On the upper floors there are four bedrooms and two bath/shower rooms including an en-suite bedroom on the top floor. Outside there is a mature front garden, a 52ft West facing walled rear garden with decked area and a single garage.

Situation

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.

