



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Approximate Gross Internal Area 1620 sq ft - 150 sq m  
(Excluding Outbuilding)  
Approximate Gross Internal Area 1744 sq ft - 162 sq m  
(Including Outbuilding)  
Ground Floor Area 834 sq ft - 77 sq m  
First Floor Area 466 sq ft - 43 sq m  
Second Floor Area 320 sq ft - 30 sq m  
Outbuilding Area 124 sq ft - 12 sq m

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### Guide Price £1,300,000

- Fully extended 1930s semi-detached house
  - Impressive accommodation in excess of 1,600sqft
  - Stunning extended kitchen/dining/family room
  - Large garden studio

\* Tenure: Freehold
- Off street parking for two cars
  - Fantastic 78ft rear garden
  - Sold with no onward chain
  - Well positioned for excellent local schools
  - EPC rating D
  - Council tax band F

\* Local Authority: Kingston upon Thames

### Description

Nestled in the desirable Garth Close in North Kingston, this impressive semi-detached house offers a perfect blend of space and modern living. With a generous footprint of 1,620 square feet, this family home boasts four well-proportioned bedrooms and two bathrooms, making it ideal for both growing families and those who enjoy entertaining.

As you enter, you are greeted by the spacious front reception room along with a very useful downstairs cloakroom & utility. The heart of the home is undoubtedly the stunning extended kitchen/dining/family room, which is designed to be both functional and stylish. This area is perfect for family meals or hosting friends, with plenty of room to accommodate everyone.

The property also features a delightful garden studio, offering a versatile space that could serve as a home office, art studio or guest accommodation. The 78-foot rear garden is a true highlight, providing a beautiful outdoor space for children to play or for gardening enthusiasts to thrive.

Parking is convenient with space for two vehicles, ensuring that you and your guests can come and go with ease. Located in a sought-after cul-de-sac, this home offers a peaceful environment while still being close to local amenities and highly rated schools.

This semi-detached house is a rare find, combining the charm of its 1930s origins with the practicality required for modern living. It presents an excellent opportunity for those seeking a family home in a desirable location. Do not miss the chance to make this wonderful property your own.

### Situation

Garth Close is located in North Kingston within close proximity of Ham Common, Richmond Park (Ham Gate) and the many highly regarded local schools. The Ham Parade along with Kingston and Richmond town centres are within easy reach offering a wide selection of shops, restaurants, overground and underground stations giving a direct service into London. The A3 which serves both London and the M25 is a short distance away.

