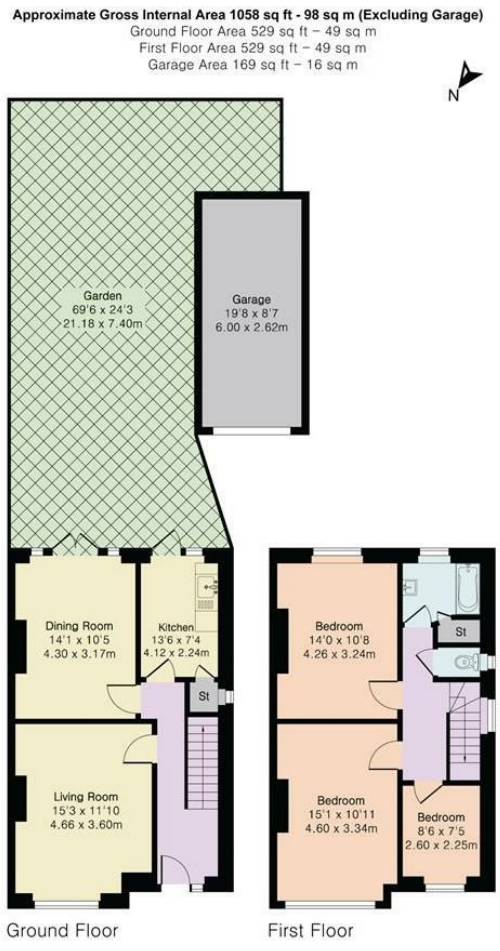


Approximate Gross Internal Area 1058 sq ft - 98 sq m (Excluding Garage)
Ground Floor Area 529 sq ft – 49 sq m
First Floor Area 529 sq ft – 49 sq m
Garage Area 169 sq ft – 16 sq m



gibson lane

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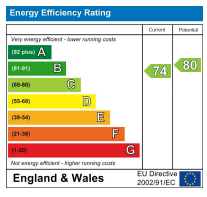
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

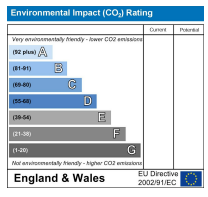
Redress: We hold independent redress with Property Redress

PINKPLAN

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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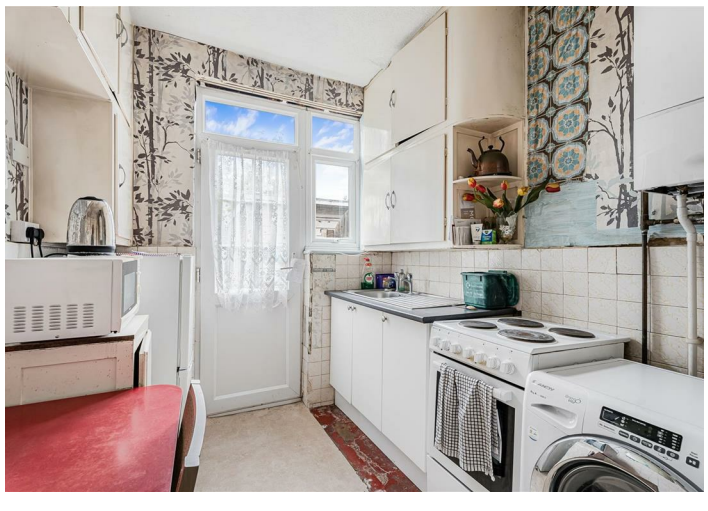




Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

The Property Ombudsman
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£795,000

- Three Bedroom 1930s Semi-Detached House
- In need of Modernisation
- Sold With No Onward Chain
- Spacious Accommodation of 1,058sqft
- Potential to Extend (STPP)

Tenure: Freehold

Local Authority: Kingston upon Thames

- Incredible 70ft Rear Garden
- Close to river and Teddington Lock
- Well positioned for excellent local schools
- EPC rating C
- Council tax band E

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Situated on the popular Dysart Avenue on the borders of Ham and Kingston, this 1930s semi-detached house is offered with no onward chain and presents an excellent opportunity for buyers looking to update a home to their own taste. Spanning 1,058 square feet, the accommodation comprises two reception rooms, three bedrooms and a bathroom.

The property is in need of modernisation throughout and also offers huge potential to extend (STPP).

Outside, there is a 70ft south/east facing rear garden and a detached single garage.

This property is perfect for those with a vision, ready to transform a house into an impressive family home in a sought-after location.

N.B due to a large crack on the rear of the house, this property would ideally suit a cash buyer.



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.



