

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.

England & Wales	
Energy Efficiency Rating	71
Environmental Impact (CO ₂) Rating	C

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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.



Approximate Gross Internal Area 1548 sq ft - 144 sq m
(Excluding Outbuilding)
Ground Floor Area 880 sq ft - 82 sq m
First Floor Area 378 sq ft - 35 sq m
Second Floor Area 290 sq ft - 27 sq m
Outbuilding Area 185 sq ft - 17 sq m

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£950,000

- End terrace house on impressive corner plot
 - Three bedrooms and two bathrooms
 - Large ground floor offering three reception areas
 - Spacious layout in excess of 1,500sqft
 - Fabulous South/West facing rear garden
 - Off street parking for two cars
 - Well positioned for local schools
 - Further potential to extend (STPP)
 - EPC rating D
 - Council tax band D
- * Tenure: Freehold * Local Authority: Richmond upon Thames

Description

Situated on the charming Mead Road in Ham, this delightful end terrace house offers a perfect blend of space and comfort. With an impressive floor area of 1,548 square feet, this property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The three bedrooms are thoughtfully designed, ensuring a restful retreat for all family members.

The house features two modern bathrooms, catering to the needs of a busy household. The generous plot size enhances the appeal of this home, offering potential for outdoor enjoyment and gardening. Additionally, the property includes off-street parking for two vehicles, a valuable asset in this sought-after area.

Families will appreciate the proximity to local schools, making morning routines and school runs a breeze. This residence is not just a house; it is a home that promises comfort and convenience and is a splendid opportunity not to be missed.

Situation

Mead Road is a popular residential road ideally situated between Richmond and Kingston town centres. The open spaces of Ham Lands, Ham Common 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 Grey Court, St Richards, Meadlands, The German School and Tiffin Girls school. The house is also well positioned for day nurseries, local shops and bus routes.

