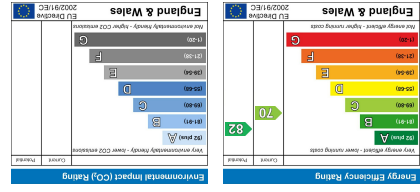
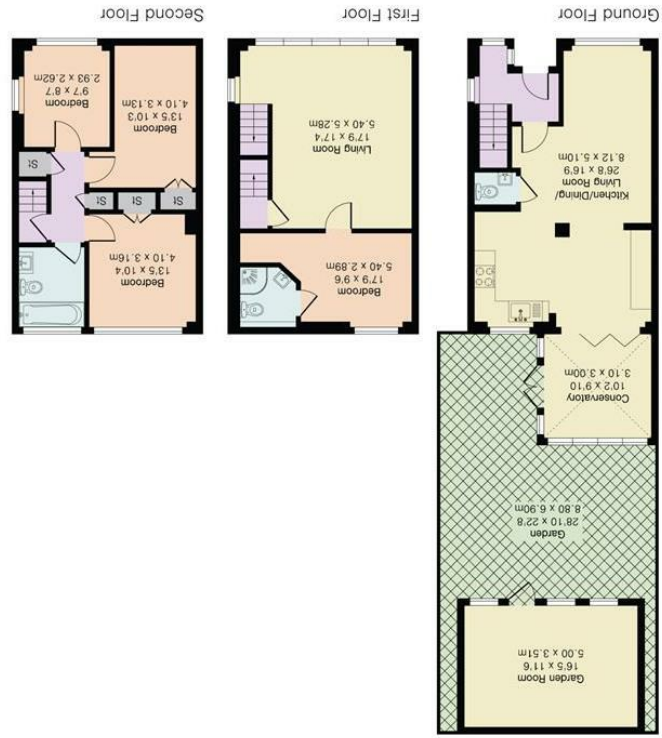


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



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 1620 sq ft - 150 sq m (Including Outbuilding)
Approximate Gross Internal Area 1431 sq ft - 132 sq m (Excluding Outbuilding)
 Ground Floor Area 539 sq ft - 50 sq m
 First Floor Area 446 sq ft - 41 sq m
 Second Floor Area 446 sq ft - 41 sq m
 Outbuilding Area 189 sq ft - 18 sq m

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.

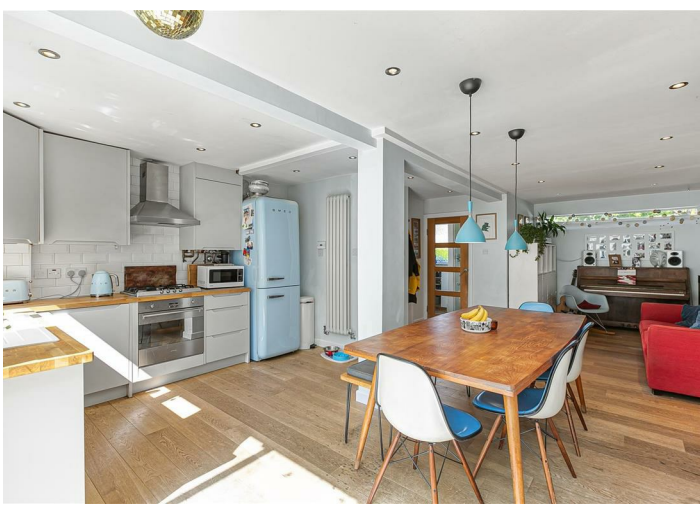
www.gibsonlane.co.uk

Ham Office
 323 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5QU
 T: 020 8247 9444

Kingston Office
 323 Richmond Road
 Ham
 Surrey
 KT2 5QU
 Tel: 020 8247 9444



Willow Bank
 Richmond TW10 7QY



£885,000

- Spacious end-terrace townhouse
- Four bedrooms and two bathrooms
- Impressive ground floor kitchen/dining/living room
- Additional reception room filled with natural light

- Versatile garden room for office/games room
- 28ft South facing rear garden
- Short walk to Ham Lands and river
- Well positioned for excellent local schools
- EPC rating C
- Council tax band E

Tenure: Freehold

Local Authority: Richmond upon Thames

* 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 Willow Bank in Ham, this delightful end town house offers a perfect blend of comfort and style. Built in 1965, the property boasts a spacious layout that is ideal for family living.

The ground floor features a stunning kitchen/dining/family room with recently added conservatory, ideal for family meals and entertaining guests. Upstairs there is a large reception room filled with natural light and the house has the added advantage of four bedrooms and two bathrooms including a stylish first floor bedroom with en-suite shower room.

One of the standout features of this property is the delightful garden room. This versatile space can serve as a home office, guest accommodation, or even a games room, offering endless possibilities to suit your lifestyle. Outside there is off street parking to the front and a sunny 28ft South facing rear garden - perfect for unwinding after a busy day. The property is also well positioned for access to a variety of highly regarded local schools, making it perfect for families prioritising education.

This end town house is a wonderful opportunity for those seeking a spacious and inviting home in a desirable location and is sure to exceed your expectations. Don't miss the chance to make this beautiful property your new home.



Situation

Willow Bank is a popular residential road ideally situated between Richmond and Kingston town centres. The open spaces of Ham Lands are close by and the River Thames and Richmond Park are within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include St Richards, Meadlands, The German School, Grey Court, The Russell School and Tiffin Girls school. The house is also well positioned for day nurseries, local shops and bus routes.

