



Woodville Road  
Richmond TW10 7QN

**gibson lane**

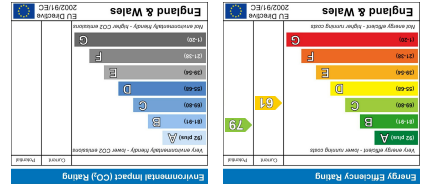
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**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**Redress:** We hold independent redress with Property Redress



**Approximate Gross Internal Area 1343 sq ft - 125 sq m (Including Garage)**  
**Approximate Gross Internal Area 1290 sq ft - 120 sq m (Excluding Garage)**  
 Ground Floor Area 388 sq ft - 36 sq m  
 First Floor Area 451 sq ft - 42 sq m  
 Second Floor Area 451 sq ft - 42 sq m  
 Garage Area 53 sq ft - 5 sq m



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.

**PINK PLAN**

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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.





£775,000

- Impressive end-terrace townhouse
- Four bedrooms and two bathrooms
- Spacious accommodation of 1,343sqft
- Larger than average rear garden
- Impressive ground floor bedroom/studio
- Off street parking and garage storage
- Short walk to Ham Lands and river
- Well positioned for local schools
- EPC Rating
- 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 Woodville Road in Ham, this delightful end town house offers a perfect blend of comfort and space. The property boasts a large reception room filled with natural light and this is accompanied by a kitchen and dining room overlooking the rear garden. The house boasts four well-proportioned bedrooms, including a large ground floor bedroom that can easily accommodate guests or serve as a home office. The two bathrooms ensure that morning routines are a breeze, catering to the needs of a busy household.

One of the standout features of this property is the larger than average rear garden, which provides an excellent outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying al fresco dining during the warmer months. Additionally, the property benefits from off-street parking and a garage storage area ensuring day to day convenience.

Ham is known for its picturesque surroundings, excellent schools, and vibrant community, making this home an attractive option for those looking to settle in a welcoming neighbourhood.

In summary, this end town house on Woodville Road presents a wonderful opportunity to acquire a spacious family home with ample outdoor space, all within a sought-after location. Do not miss the chance to make this charming property your new home.



## Situation

Woodville Road is a sought after address 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.

