

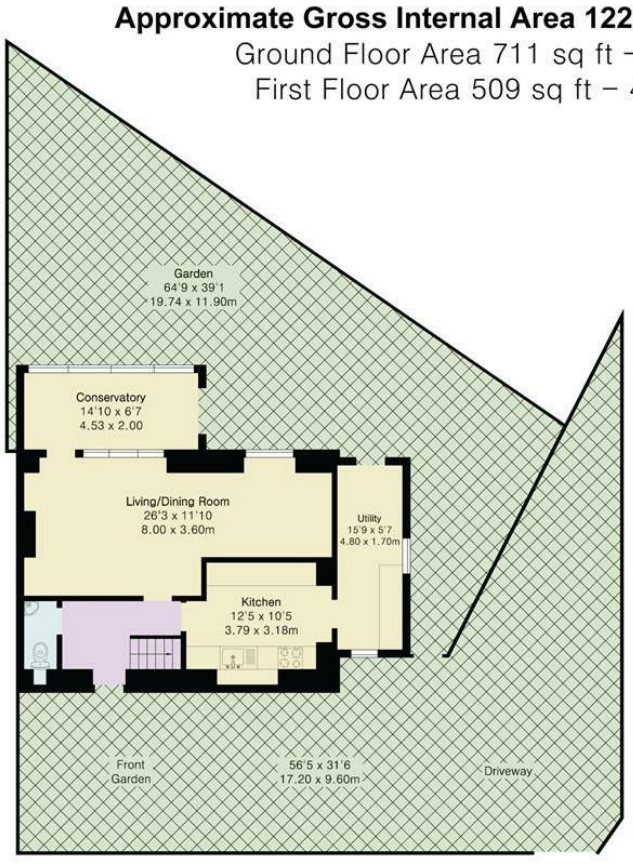
Maguire Drive

Richmond TW10 7XY

Approximate Gross Internal Area 1220 sq ft - 113 sq m

Ground Floor Area 711 sq ft – 66 sq m

First Floor Area 509 sq ft – 47 sq m



Ground Floor



First Floor

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

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

www.gibsonlane.co.uk

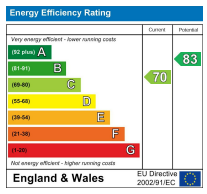
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

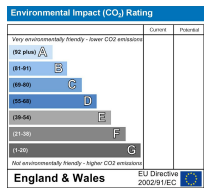
Redress: We hold independent redress with Property Redress

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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£725,000

- Three bedroom semi-detached house
- Spacious layout in excess of 1,200sqft
- South facing rear garden
- Potential to extend (STPP)
- No onward chain
- Off street parking
- Well positioned for local schools
- Ham Lands and river nearby
- 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

This semi-detached house on Maguire Drive in Ham spans 1,220 square feet and combines comfortable living with real potential to grow. Two reception rooms give you flexibility for everyday living and entertaining, while three well-proportioned bedrooms offer plenty of space for family life or visitors.

Off-street parking for two vehicles is a genuine plus in this part of Ham and the south-facing rear garden, with side access, adds further appeal for outdoor living. There's also scope to extend, subject to the usual consents, for anyone looking to tailor the layout to their own needs.

Ham combines strong schools, open green spaces and a close-knit community, making it a popular choice for families and professionals. Do not miss the chance to make this wonderful property your new home.



Situation

Maguire Drive 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 and these include: The German School, Grey Court, Meadlands Primary, Kingston Academy and Tiffin Girls school.



