



**Willow Bank**  
Richmond TW10 7QX

**gibson lane**

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

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

[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)

**Client Money Protection:** We are members of the Property 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



**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.

**Approximate Gross Internal Area 1288 sq ft - 119 sq m (Including Garage)**  
**Approximate Gross Internal Area 1215 sq ft - 112 sq m (Excluding Garage)**  
Ground Floor Area 345 sq ft - 32 sq m  
First Floor Area 435 sq ft - 40 sq m  
Second Floor Area 435 sq ft - 40 sq m  
Garage Area 73 sq ft - 7 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.

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£875,000

- Beautifully presented end-terrace townhouse
- Four bedrooms and two bathrooms
- Stunning ground floor kitchen/diner
- Refurbished to high standard throughout
- Large reception room filled with natural light

- Larger than average rear garden
- Off street parking and garage storage space
- Well positioned for 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 sought after Willow Bank, this delightful end town house offers a perfect blend of comfort and modern living. Built in the 1960s, the property has been fully refurbished in recent years and is presented to a high standard throughout.

The ground floor features a stunning kitchen diner complete with high specification German kitchen, 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 newly finished guest bedroom with en-suite shower room.

One of the standout features of this property is the larger than average garden which offers a wonderful outdoor space for children to play or gardening enthusiasts to thrive. The property is also well positioned for access to a variety of highly regarded local schools, making it perfect for families prioritising education. Additionally, the property benefits from off-street parking and a garage storage area ensuring day to day convenience.

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.

