



323 RICHMOND ROAD  
HAM SURREY KT2 5QU  
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Approximate Gross Internal Area 1301 sq ft - 116 sq m  
Ground Floor Area 683 sq ft - 59 sq m  
First Floor Area 618 sq ft - 57 sq m





£1,150,000

- Stunning detached family home
- Three double bedrooms & two bathrooms
- Recently refurbished
- Potential to extend (STPP)
- Fantastic 58ft rear garden
- Off street parking and garage
- Well positioned for excellent local schools
- Short walk to river and Teddington Lock
- EPC Rating C
- Council Tax Band F

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

## Description

Situated on the popular Horsley Drive in Kingston Upon Thames, this delightful detached family home offers a perfect blend of comfort and modern living. Spanning an impressive 1,300 square feet, the property boasts a spacious layout that is ideal for family life and entertaining.

The house features two well-appointed reception rooms, providing ample space for relaxation and social gatherings. With three generously sized bedrooms, there is plenty of room for family members or guests. The two bathrooms ensure convenience for all, making morning routines a breeze.

Recently refurbished, this home presents a fresh and inviting atmosphere, ready for you to move in and make it your own. The property is set within a peaceful neighbourhood, just a stone's throw from local shops, the picturesque River Thames and the scenic Teddington Lock, perfect for leisurely strolls or outdoor activities. Additionally, highly rated local schools are within easy reach, making it an excellent choice for families.

The 58ft South Facing rear garden is a standout feature, offering a private outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying sunny afternoons. Parking is also a breeze with space for two vehicles, adding to the convenience of this lovely home.

In summary, this detached house on Horsley Drive is a wonderful opportunity for those seeking a spacious, modern family home in a desirable location. With its recent refurbishments, potential to extend and proximity to local amenities, it is sure to attract plenty of interest. Don't miss the chance to make this charming property your new home.



## Situation

Horsley Drive is a sought after road within the Royal Park Gate development situated just moments from the River Thames and within close proximity of Richmond Park. This is a wonderful environment for a family being ideally positioned between Kingston and Richmond town centres with their extensive range of shops, restaurants and overland & underground stations providing services to Waterloo and the City. The local shops of Ham Parade are close by and Ham common is a short distance away. The standard of schooling within the immediate area is excellent and these include The Kingston Academy, Tiffin Girls, Fernhill Primary and Grey Court.

