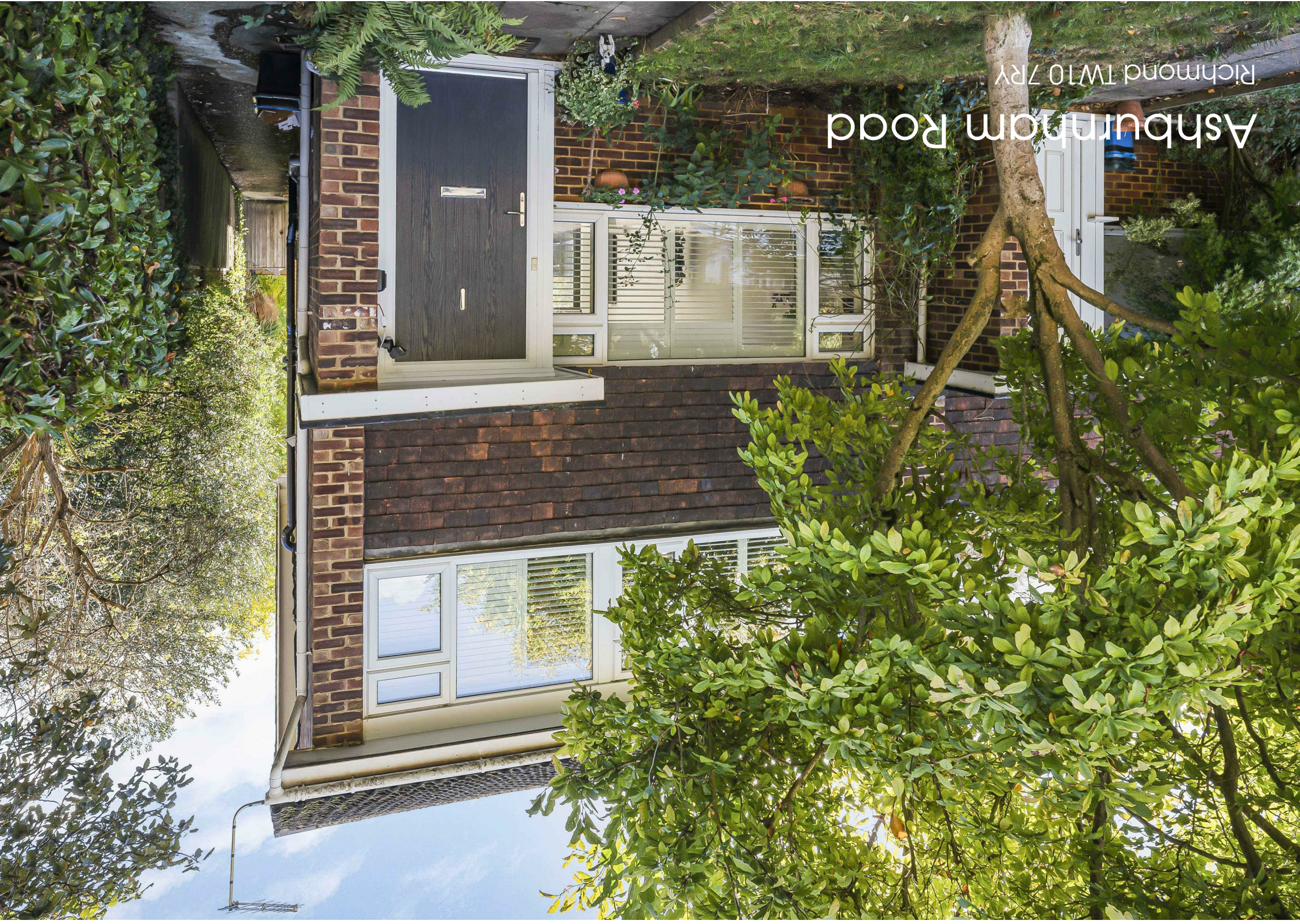


Ashburnham Road

Richmond TW10 7RY

Approximate Gross Internal Area 1263 sq ft - 118 sq m
(Excluding Garage)
Ground Floor Area 547 sq ft – 51 sq m
First Floor Area 484 sq ft – 45 sq m
Second Floor Area 232 sq ft – 22 sq m
Garage Area 150 sq ft – 14 sq m



gibson lane

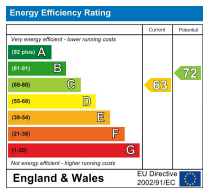
Kingston Office
323 Richmond Road
Ham
Surrey
KT2 5QU
Tel: 020 8247 9444

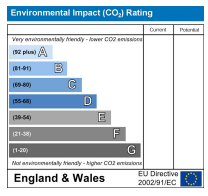
Ham Office
323 Richmond Road
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KT2 5QU
T: 020 8247 9444

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

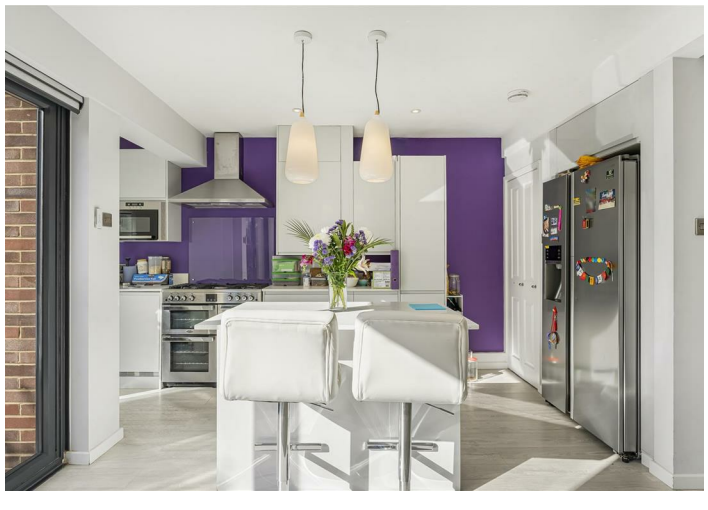




Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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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£825,000

- Four bedroom end-terrace house
- loft conversion and ground floor extension
- Spacious layout of 1,263sqft excluding garage
- Presented to a high standard throughout
- Just 50m from Ham Lands and river also nearby
- No onward chain
- Well positioned for excellent local schools
- Garage situated to rear of the house
- Council tax band E
- EPC rating D

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

A rare opportunity to acquire this beautifully refurbished four-bedroom end-terrace home on the popular Ashburnham Road in Ham, offered with no onward chain. Built in the 1960s, the property has been extended and is presented to a high standard throughout.

The accommodation comprises open-plan reception/dining area providing ample space for both relaxation and entertaining, and an extended kitchen offering a contemporary space for cooking and family gatherings. There are three double bedrooms, a fourth bedroom/home office together with two bathrooms and an additional ground-floor WC, which makes the house very practical for family living. Outside there is a beautiful landscaped rear garden and rear access to the garage.

Ashburnham Road is superbly located close to Ham Lands and the River Thames, offering scenic riverside walks and green space on the doorstep. Ham is also home to London's first designated river bathing site, ideal for those who enjoy a swim in the river.

This exceptional property on Ashburnham Road is not to be missed. It presents a wonderful opportunity for those seeking a stylish and spacious family home in a desirable location.



Situation

Ashburnham Road 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.



