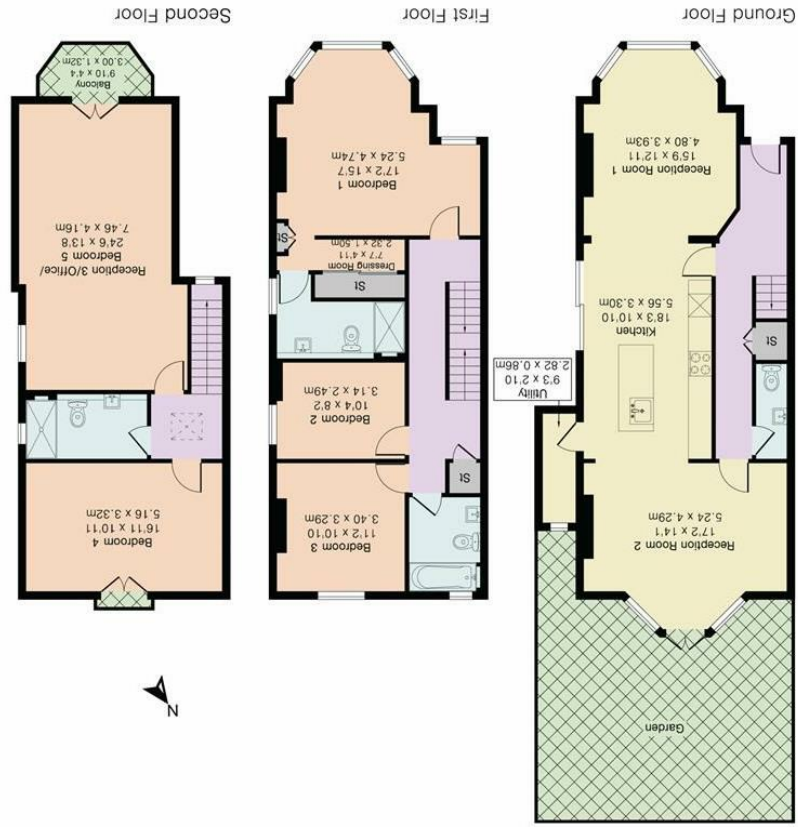


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate, floor plans and photographs are for guidance purposes only and must not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

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V



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.

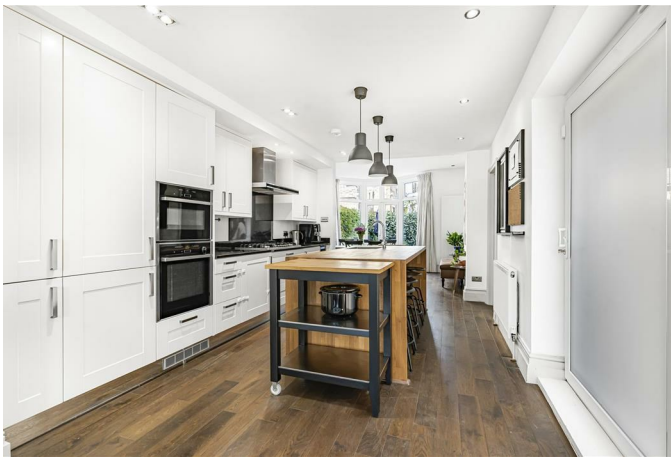


Approximate Gross Internal Area 2176 sq ft - 202 sq m
 Ground Floor Area 801 sq ft - 74 sq m
 First Floor Area 737 sq ft - 69 sq m
 Second Floor Area 638 sq ft - 59 sq m

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



Lower Ham Road
 Kingston Upon Thames KT2 5AJ



Guide Price £1,500,000

- Stunning Semi-Detached Home
 - Incredible Riverside Location
 - Beautifully Presented Internally
 - Open Plan Living
 - Spacious Accommodation in Excess of 2000sqft
 - Off Street Parking
 - Five Double Bedrooms
 - Master Bedroom with En-Suite and Dressing Room
 - Overlooking Canbury Gardens and The River Thames
 - Balcony
- * Tenure: Freehold * Local Authority: Kingston upon Thames

Description

Situated on the picturesque Lower Ham Road in Kingston Upon Thames, this stunning semi-detached period residence offers a perfect blend of charm and modern living. With beautifully designed interiors and spacious accommodation exceeding 2000 square feet, this home is ideal for families seeking both comfort and style.

The property boasts an incredible open plan layout on the ground floor providing ample light throughout the floor, with front reception room, utility room, downstairs WC, dining room with large glass windows and doors leading onto the rear garden and the open plan kitchen, which is the heart of the home is both functional and aesthetically impressive complete with top of the range appliances and island, making it a delightful space for entertaining guests.

The master bedroom features an en-suite bathroom and dressing room, while the additional four double bedrooms offer plenty of room for family or guests. The top floor hosts an impressive room which has flexible uses spans an impressive 24.6ft deep and has a lovely balcony facing the river. Additionally there are two more modern bathrooms.

The stunning river location enhances the appeal of this residence, offering scenic views and a tranquil atmosphere. Furthermore, off-street parking adds to the convenience of this exceptional property.

This home is not just a place to live; it is a lifestyle choice, combining the beauty of its period features with the practicality required for modern living. Whether you are enjoying a quiet evening in one of the reception rooms or taking a leisurely stroll along the river, this property truly embodies the essence of comfortable family living in an extremely sought-after location. Do not miss the opportunity to make this stunning residence your own, call us now to arrange a viewing!

Situation

Located in this premier North Kingston road just moments from the River Thames and Canbury Gardens, Lower Ham Road Road is a highly sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo and is easily accessible to the A3 serving London and the M25. Richmond Park with its thousands of acres of delightful parkland is close by and Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the area is excellent including Latchmere and Fern Hill primaries, The Kingston Academy, Grey Court, Tiffin Girls and the German School. The area also has an extensive range of sports and leisure facilities.

