

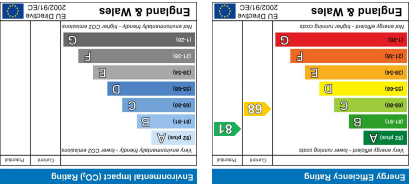


Mead Road, Ham, Richmond Upon Thames
TW10 7LG

Approximate Gross Internal Area 1256 sq ft - 117 sq m
(Excluding Outbuilding)
Ground Floor Area 565 sq ft - 52 sq m
First Floor Area 393 sq ft - 37 sq m
Second Floor Area 300 sq ft - 28 sq m
Outbuilding Area 32 sq ft - 3 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.



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.

www.gibsonlane.co.uk

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

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.





£850,000

- Extended three bedroom family home
- Spacious accommodation of 1,258sqft
- Two bathrooms and two study areas
- Impressive 77ft rear garden
- Off street parking
- Well positioned for local schools including Grey Court
- Short walk to river and Ham Lands
- Local shops and bus routes nearby
- EPC rating D
- Council tax band 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

Situated on Mead Road in Ham, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 1,258 square feet, the property boasts three well-proportioned bedrooms, making it an ideal space for family living.

The ground floor features a spacious reception room, modern kitchen, study and a conservatory. Upstairs there are two contemporary bathrooms to serve the three bedrooms and a notable highlight of this property is the loft conversion which includes a dedicated study area, providing an excellent space for remote work or study.

The property also benefits from off-street parking, a valuable asset in this sought-after location. Families will appreciate the proximity to Grey Court School, which is renowned for its educational excellence, making the morning school run a breeze.

With its spacious and practical layout, this charming house on Mead Road is a fantastic opportunity for those looking to settle in a vibrant community, close to local amenities and highly regarded schools. Whether you're a first-time buyer or seeking a family home, this property is not to be missed.

Situation

Mead Road is a popular residential road ideally situated between Richmond and Kingston town centres. The open spaces of Ham Lands, Ham Common and Richmond Park are close by and the River Thames is within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors. These include Grey Court, St Richards, Meadlands, The German School and Tiffin Girls school. The house is also well positioned for day nurseries, local shops and bus routes.

