



Willow Bank
Richmond TW10 7QX

gibson lane

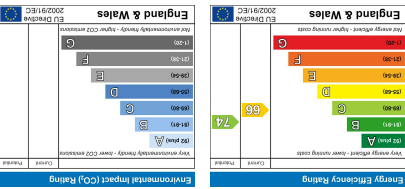
Kingston Office
323 Richmond Road
Ham
Surrey
KT2 5QU
Tel: 020 8247 9444

Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
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



The Propertymark Ombudsman
PROTECTED
PROTECTED
PROTECTED

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.

gibson lane

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.

PINK PLAN



Approximate Gross Internal Area 911 sq ft - 85 sq m
(Excluding Garage)
Garage Area 153 sq ft - 14 sq m



£550,000

- Ground floor maisonette
- Two bedrooms and two reception rooms
- Delightful 41ft rear garden
- Impressive layout in excess of 900sqft
- Convenient for Ham Lands and local shops
- Presented to a high standard throughout
- Well positioned for local schools
- Garage and restriction free parking
- EPC rating D
- Council tax band D

Tenure: Leasehold
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

Located in the charming Willow Bank, Ham, this rarely available ground floor maisonette offers a delightful blend of comfort and style. Spanning an impressive 911 square feet, the property boasts a well-thought-out layout that maximises space and functionality.

The maisonette features two inviting bedrooms, perfect for restful nights or accommodating guests. The reception room serves as a welcoming hub for relaxation and social gatherings, providing a warm atmosphere for both family and friends.

One of the standout features of this home is the large private rear garden, a true gem for those who appreciate outdoor space. Whether you envision hosting summer barbecues, cultivating a garden, or simply enjoying a quiet moment in nature, this garden offers endless possibilities.

Constructed in the 1950s, the maisonette retains a sense of character while providing modern comforts. Its location in Ham, Richmond is highly sought after, known for its picturesque surroundings and vibrant community. With local amenities, parks and bus routes nearby, this property is ideal for those seeking a tranquil yet connected lifestyle.

In summary, this ground floor maisonette in Willow Bank is a rare find, combining spacious living with a beautiful garden in a desirable location. It presents an excellent opportunity for both first-time buyers and those looking to downsize without compromising on quality of life.



Situation

Willow Bank is a popular residential road ideally situated between Richmond and Kingston town centres. The open spaces of Ham Riverside Lands 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 St Richards, Meadlands, The German School, Grey Court and Tiffin Girls school. The house is also well positioned for day nurseries, local shops and bus routes.

