



gibson lane

PINK PLAN

**Address:** We hold independent redress

Our Client Money Protection (CMLP) Scheme members of the Propertymark Client Money Protection: We are

[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)

T: 020 8247 9444

**Ham Office**  
323 Richmond Road  
Surrey  
KT2 5GU

**Kingston Office**  
323 Richmond Road  
Surrey  
KT2 5GU





£950,000

- End terrace house on impressive corner plot
- Three bedrooms and two bathrooms
- Large ground floor offering three reception areas
- Spacious layout in excess of 1,500sqft

Tenure: Freehold

Local Authority: Richmond upon Thames

- Fabulous South/West facing rear garden
- Off street parking for two cars
- Well positioned for local schools
- Further potential to extend (STPP)
- EPC rating D
- Council tax band D

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

## Description

Situated on the charming Mead Road in Ham, this delightful end terrace house offers a perfect blend of space and comfort. With an impressive floor area of 1,548 square feet, this property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The three bedrooms are thoughtfully designed, ensuring a restful retreat for all family members.

The house features two modern bathrooms, catering to the needs of a busy household. The generous plot size enhances the appeal of this home, offering potential for outdoor enjoyment and gardening. Additionally, the property includes off-street parking for two vehicles, a valuable asset in this sought-after area.

Families will appreciate the proximity to local schools, making morning routines and school runs a breeze. This residence is not just a house; it is a home that promises comfort and convenience and is a splendid opportunity 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.

