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Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B



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 1144 sq ft - 106 sq m (including Garage)**  
**Ground Floor Area 620 sq ft - 58 sq m**  
**First Floor Area 466 sq ft - 43 sq m**  
**Garage Area 58 sq ft - 5 sq m**

**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.

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**Debden Close**  
 Kingston Upon Thames KT2 5GD



**£895,000**

- Beautiful 1990s built family home
- Three bedrooms and two bathrooms
- Presented to a high standard throughout
- Impressive 25ft reception/dining room
- Delightful 48ft rear garden
- Off street parking and garage storage area
- Well positioned for local schools
- Short walk to river and Teddington Lock
- EPC rating C
- Council tax band F

Tenure: Freehold  
Local Authority: Kingston upon Thames

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

## Description

Situated in the desirable Debden Close, this charming mid 90s built house offers a perfect blend of comfort and convenience. Spanning an impressive 1,144 square feet, the property boasts spacious accommodation that is presented to a high standard, making it an ideal family home.

The house features a 25ft reception/dining room along with a conservatory, providing ample space for relaxation and entertaining. With three well-proportioned bedrooms, there is plenty of room for family members and guests. The property also includes two modern bathrooms, ensuring that morning routines run smoothly. Outside there is garage storage and off street parking to the front and a delightful 48ft rear garden.

One of the standout features of this home is its proximity to the river and Thames Path, perfect for leisurely strolls or enjoying the natural beauty of the area. Additionally, the property is well positioned for the many highly regarded local schools, making it an excellent choice for families seeking high quality education.

In summary, this beautiful house is a fantastic opportunity for those looking to settle in a vibrant community, with spacious accommodation and easy access to local amenities. Don't miss the chance to make this delightful property your new home.

## Situation

Debden Close is a sought after road within the Royal Park Gate development situated just moments from the River Thames and within close proximity of Richmond Park. This is a wonderful environment for a family being ideally positioned between Kingston and Richmond town centres with their extensive range of shops, restaurants and overland & underground stations providing services to Waterloo and the City. The local shops of Ham Parade are close by and Ham common is a short distance away. The standard of schooling within the immediate area is excellent and these include The Kingston Academy, Tiffin Girls, Fernhill Primary and Grey Court.

