



# Bainbridge Close

Richmond TW10 5J

**Approximate Gross Internal Area 2082 sq ft - 193 sq m (Including Garage)**  
**Approximate Gross Internal Area 1893 sq ft - 175 sq m (Excluding Garage)**  
 Ground Floor Area 1028 sq ft - 95 sq m  
 First Floor Area 865 sq ft - 80 sq m  
 Garage Area 189 sq ft - 18 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.



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

**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

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**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.



**£1,350,000**

- Impressive four bedroom detached house
- Stunning gated development
- Accommodation approaching 2,000sqft
- Beautiful West facing rear garden
- First time available since new

- Potential for further extension (STPP)
- Well positioned for local schools
- Short walk to Richmond Park & Ham Common
- EPC rating C
- Council tax band G

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 peaceful Bainbridge Close on the Ham/North Kingston border, this impressive detached house offers a rare opportunity to acquire a spacious family home, available for the first time since its construction in 1998. Spanning an impressive 1,893 square feet, the property boasts a well designed layout that is perfect for modern living.

The ground floor features a generous reception room, dining room, conservatory and kitchen/diner, providing ample space for both relaxation and entertaining. These versatile living areas are filled with natural light, creating a warm and inviting atmosphere. Upstairs there are four well-proportioned bedrooms and two bathrooms, ensuring that there is plenty of room for family and guests alike.

The exterior of the property is equally appealing, with off street parking for two vehicles, an integral garage and a stunning South/West facing rear garden.

This home is perfect for those seeking a blend of space, comfort, and a prime location close to Richmond Park. With its spacious accommodation and picturesque setting, this property is not to be missed. Whether you are looking to settle down or invest in a family home, Bainbridge Close presents an exceptional opportunity.

## Situation

Bainbridge Close is a sought after gated development ideally positioned between Richmond and Kingston town centres with their extensive range of shops, restaurants and overland & underground stations providing services to Waterloo and the city. This is a wonderful environment for a family with both Richmond Park and Ham Common moments away. The schooling within the immediate area is excellent. These include: Russell School, the German School, Grey Court and Tiffin Girls. Leisure and sporting facilities include rowing and sailing on the River Thames, golf at Richmond Golf Club, tennis clubs, riding schools and private & public health clubs.

