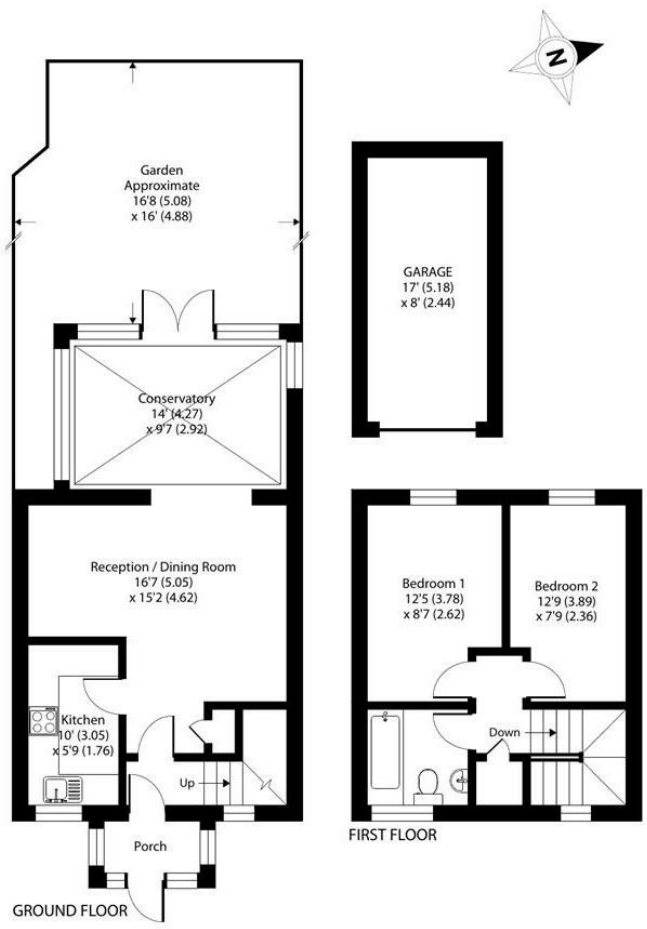


Fisherman Close

Richmond TW10 7YP

Approximate Area = 821 sq ft / 76.3 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 957 sq ft / 88.9 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1189803

gibson lane

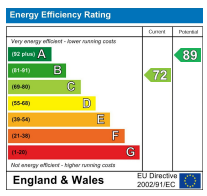
Kingston Office
323 Richmond Road
Ham
Surrey
KT2 5QU
Tel: 020 8247 9444

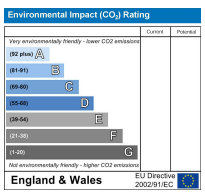
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

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





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.

The Property Ombudsman
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arla | propertymark PROTECTED









£585,000

- Delightful two bedroom freehold house
- Close to river and Ham Lands
- Sold with no onward chain
- Presented to a high standard throughout
- Single garage

Tenure: Freehold

Local Authority: Richmond upon Thames

- Pretty West facing rear garden
- Spacious layout in excess of 800sqft
- Close to bus routes and local schools
- EPC rating C
- 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

A delightful two bedroom freehold house situated close to Ham Lands and the river. The property is presented to a good standard throughout and features a well balanced layout in excess of 800sqft comprising: entrance hall, modern fitted kitchen, reception/dining room, conservatory, two bedrooms and a family bathroom. Outside there is a pretty West facing rear garden and a single garage. The property is sold with no onward chain.



Situation

Fisherman Close is a popular residential road ideally situated in Ham near the River Thames and within close proximity of Teddington Lock. The open spaces of Ham Lands and Richmond Park are close by and Kingston, Richmond and Teddington town centres are all within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors. These include, The German School, Grey Court, The Kingston Academy and Tiffin Girls Grammar school.



