



England & Wales
2020/21 Emissions Rating

Energy Efficiency Band	Percentage of Properties
A	1.1%
B	1.8%
C	15.4%
D	25.4%
E	28.4%
F	18.4%
G	10.5%

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79%

FIRST FLOOR

Bedroom 1
14'10" (4.52) max
x 10'4" (3.15) max

Bedroom 2
10'9" (3.28) max
x 10'8" (3.25) max

Bedroom 3
10'4" (3.15) max
x 7'10" (2.39) max

Kitchen
10'5" (3.18) max
x 9'2" (2.82) max

Dining Room
21'6" (6.50) max
x 14'7" (4.45) max

Reception/
26'3" (8.00) max
x 14'9" (4.50) max

WC

Up

Down

Store
5'11" (1.80) max
x 4'3" (1.30) max

Store
9'6" (2.90) max
x 5'11" (1.80) max

Rear Garden
Approximate
26'3" (8.00)

Front Garden
Approximate
26'3" (8.00)

North Arrow

323 Richmond Road
Ham
Surrey
KT12 5QU
www.gibsonlane.co.uk
Tel: 020 8247 9444



Stuart Road
Richmond TW10 7QB



£625,000

- Three bedroom end-terrace house
 - In need of complete refurbishment
 - Spacious layout approaching 1,000sqft
 - Potential to extend (STPP)
 - 65ft South facing rear garden
 - Off street parking
 - No onward chain
 - Well positioned for local schools
 - EPC rating D
 - Council tax band D
- * Tenure: Freehold * Local Authority: Richmond upon Thames

Description

Nestled on the charming Stuart Road in Richmond, this end-terrace house presents a remarkable opportunity for those seeking a project to transform a property into their dream home. Spanning an impressive 928 square feet, the residence boasts a spacious layout that includes three well-proportioned bedrooms and a comfortable reception/dining room, perfect for family gatherings or entertaining guests.

Constructed between 1950 and 1959, this house retains a sense of character while offering the potential for modernisation. It is important to note that the property is in need of complete refurbishment, allowing you to tailor every aspect to your personal taste and style. With no onward chain, you can embark on your renovation journey without delay.

The property also benefits from off-street parking, a valuable asset in this popular area. Furthermore, there is potential to extend the property, subject to planning permission, which could significantly enhance both the living space and value of the home.

Ham is renowned for its picturesque surroundings, excellent schools, and vibrant community, making this location highly sought after. This property is an ideal canvas for those looking to invest in a home that can be shaped to meet their needs. Whether you are a first-time buyer or an experienced investor, this house offers a unique opportunity to create a bespoke living space in a sought after location.

Situation

Stuart Road 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.

