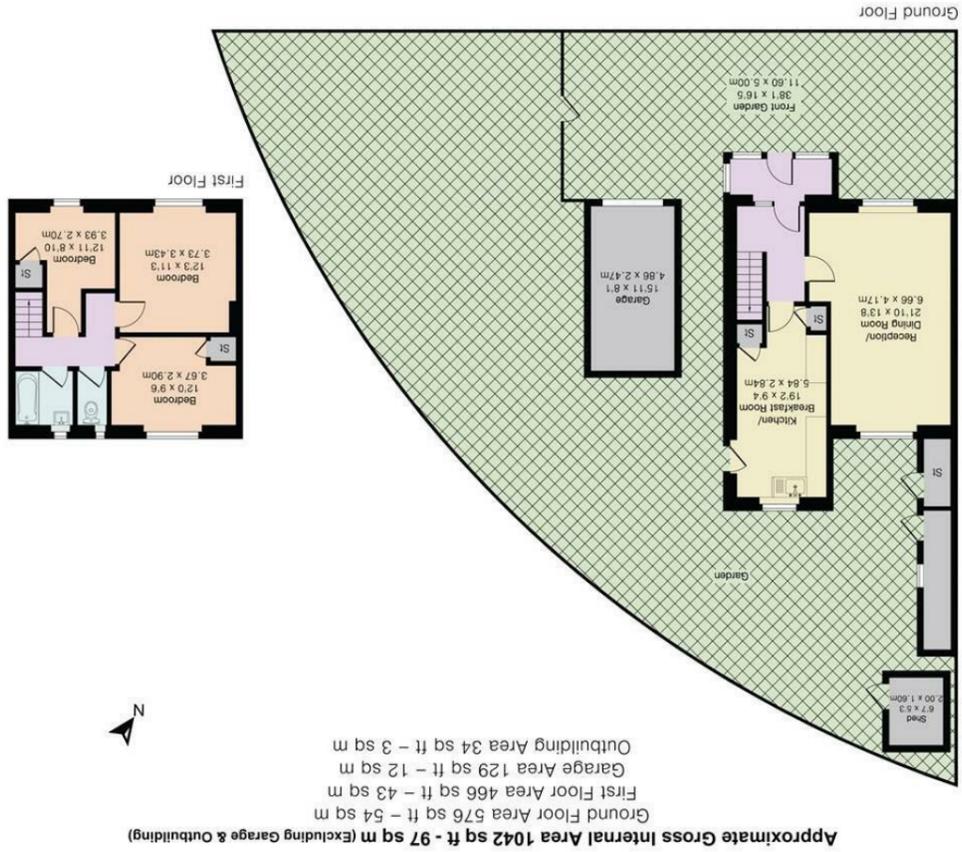


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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.

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.



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Vancouver Road

Richmond TW10 7YA



£775,000

- Three bedroom end-terrace house
- Rear garden and large side garden
- Huge extension potential (STPP)
- Spacious accommodation in excess of 1,000sqft
- Short walk to river and Teddington Lock
- Well positioned for local schools
- No onward chain
- Off street parking and garage
- EPC rating D
- Council tax band E

Tenure: Freehold  
Local Authority: Richmond upon Thames

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

## Description

Situated on Vancouver Road in Ham, this spacious end-terrace house offers a wonderful opportunity for families and individuals alike. Built in the 1950s, the property sits on a wide corner plot offering huge potential for extension. Inside, you will find a spacious reception/dining room, large kitchen/breakfast room, three bedrooms and a family bathroom.

One of the standout features of this property is the generous outdoor space. The rear garden, along with the large side garden, offers a fantastic area for gardening enthusiasts and there is also the potential for a large two storey side extension (STPP) for buyers looking to personalise their home and substantially increase it's size. Furthermore, there is the added advantage of off street parking, a garage and outside electricity points for fast 7kw EV charging.

Another feature 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 end-terrace house on Vancouver Road is a promising prospect for anyone seeking a family home in a sought after location, with the added benefits of a large outdoor space and extension potential.



## Situation

Vancouver Road is a popular residential road ideally situated in Ham within close proximity of the River Thames and 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, Kingston Academy and Tiffin Girls school.

