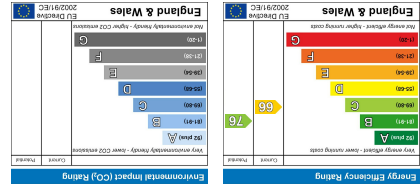


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



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 1505 sq ft - 140 sq m
 Ground Floor Area 665 sq ft - 62 sq m
 First Floor Area 492 sq ft - 46 sq m
 Second Floor Area 348 sq ft - 32 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.

Redress: We hold independent redress with Property Redress

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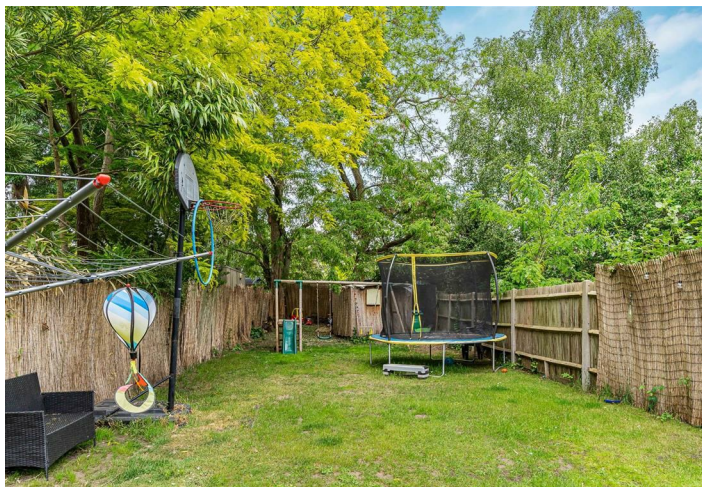
323 Richmond Road
 Kingston upon Thames

Surrey
 Ham Office

323 Richmond Road
 Surrey
 Ham Office



Clifford Road
 Richmond TW10 7EA



£950,000

- Incredible 115ft rear garden!
- Four generous bedrooms plus a study
- Two bathrooms
- Impressive layout over 1,500sqft
- 23ft reception room
- Ground floor extension
- Well positioned for local schools
- Short walk to Ham Lands and river
- 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

This well-extended 1950s terraced house on Clifford Road offers an impressive amount of space, with a thoughtful loft conversion and rear extension adding significantly to the original footprint. The ground floor provides two generous reception rooms and a bathroom, while the upper floors offer four well-proportioned bedrooms, a study, and a further bathroom on the top floor - a practical and versatile layout well suited to family life.

The standout feature, however, is the exceptional 115ft rear garden - a genuinely rare find in this part of Petersham. Whether envisioned as a family play space, a gardener's retreat, or a setting for summer entertaining, the potential is considerable.

This home is perfect for those seeking a blend of traditional charm and modern convenience, all within a desirable location. With its spacious layout and generous garden, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.

Situation

Clifford Road is a highly regarded address in the heart of Petersham, ideally positioned between the town centres of Richmond and Kingston with their wide choice of shops, restaurants, and stations offering direct services to Waterloo and the City. Richmond Park and the River Thames are both within easy reach, while the natural open spaces of Ham Lands offer a further retreat practically on the doorstep, making this a particularly appealing setting for families. The area is exceptionally well served by schools, with The Russell School, The German School, Grey Court, and Tiffin Girls all within close proximity.

