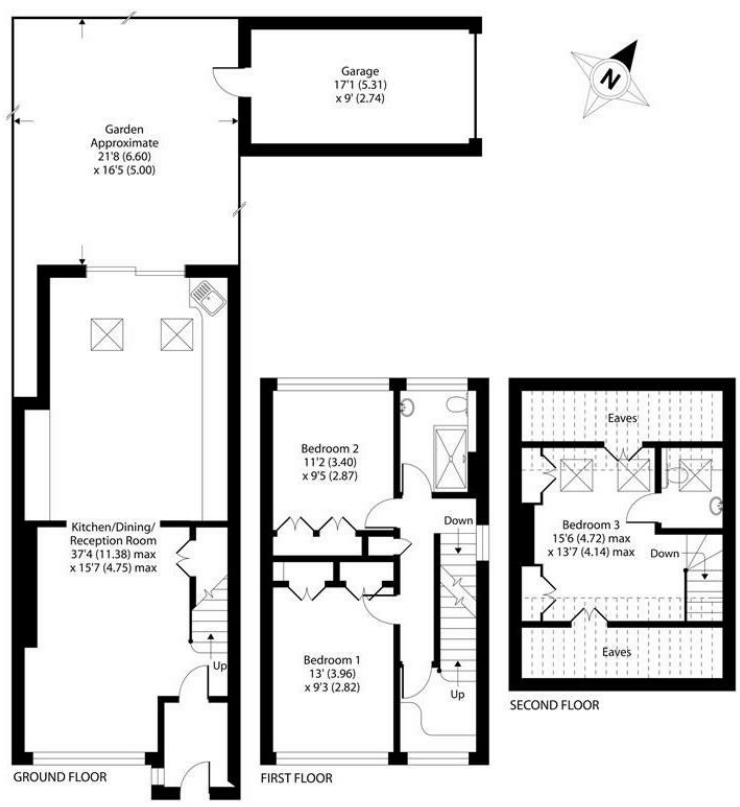



Approximate Area = 1405 sq ft / 130.5 sq m (includes restricted head height & excludes garage)

For identification only - Not to scale

**Denotes restricted head height**

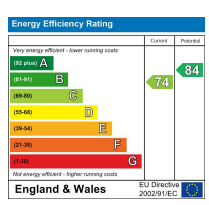


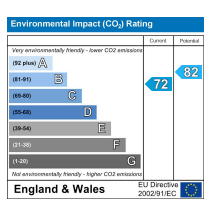

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Gibson Lane. REF: 327763

gibson lane

34 Richmond Road
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Surrey
KT2 5ED
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Tel: 020 8546 5444




## 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 | naea | propertymark PROTECTED | arla | propertymark PROTECTED





- End-Terrace House
- Three Double Bedrooms & Two Bathrooms
- Loft Conversion & Kitchen Extension
- Exceptional Presentation Throughout
- Single Garage Accessed From Garden
- Situated Opposite Pretty Green
- EPC Rating C
- Council Tax Band E



£3,180 Per Calendar Month

Kingfisher Drive,
Richmond,
London,
TW10 7UF

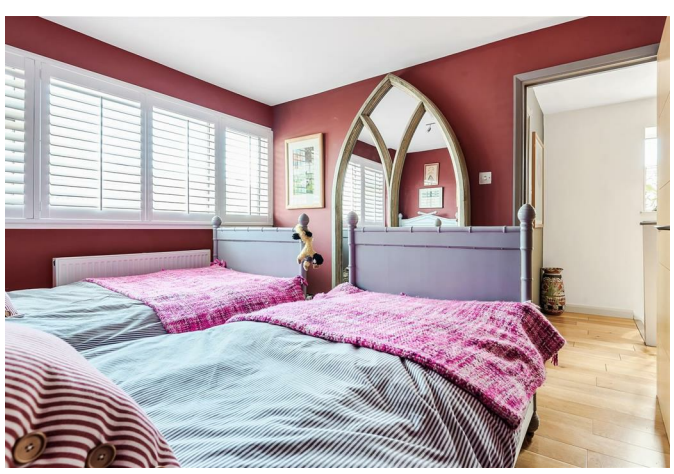


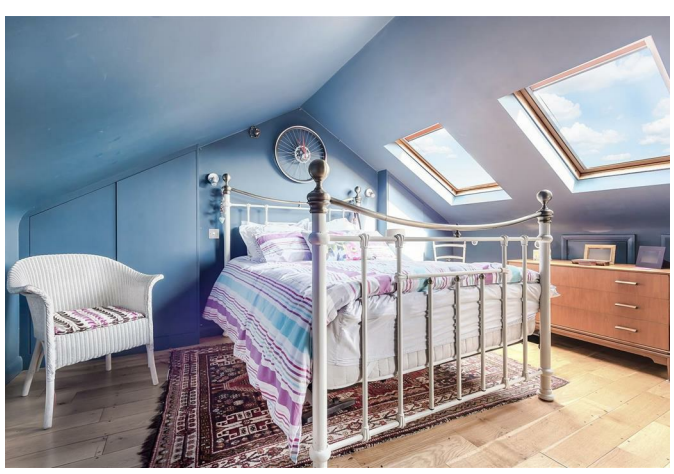
## Description:

A stunning three bedroom end-terrace Wates house situated opposite a pretty green on this popular road. The property has been extended on the ground floor and into the loft space creating a spacious family home with a well balanced layout in excess of 1,400sqft. Accommodation comprises: three double bedrooms, two bath/shower rooms, study area, reception room and an open-plan kitchen/dining room. Outside there is a 21ft rear garden with direct access into the adjacent garage.









## Location:

Kingfisher Drive Is a popular residential road ideally situated in Ham within easy reach of the River Thames and Teddington Lock. The open spaces of Ham Lands 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, Outstanding rated Grey Court, Meadlands Primary and St Richard's Primary. The area is well served with busses to Richmond and Kingston.





**Furnishing:** Unfurnished
**Local Authority:** Richmond upon Thames
**Council Tax Band:** E
**Available Date:** 18th August 2025
**Deposit:** £3,669
**Tenancy Term:** Long Term