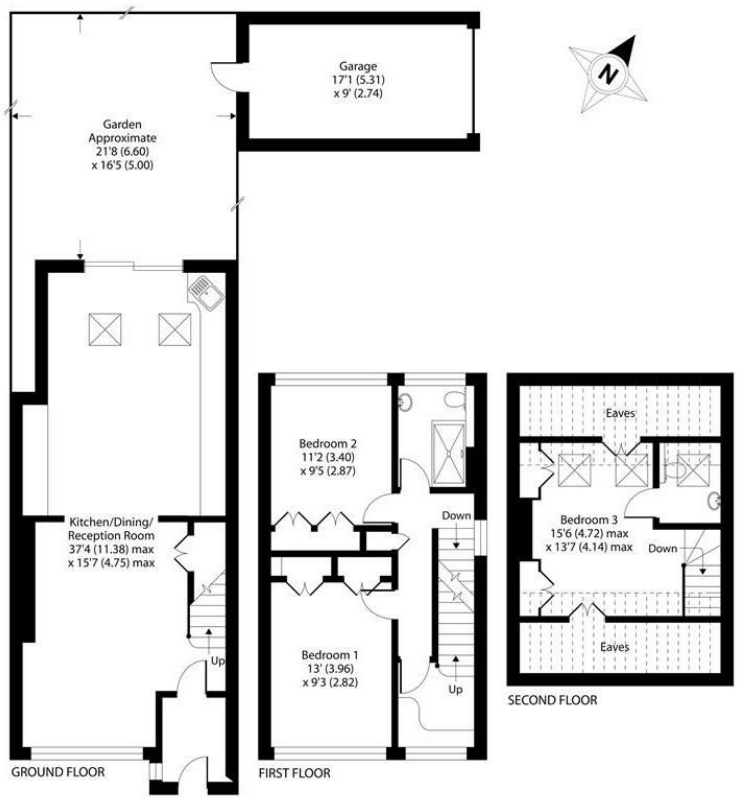


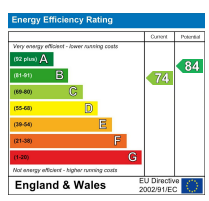
Approximate Area = 1405 sq ft / 130.5 sq m (includes restricted head height & excludes garage)
For identification only - Not to scale

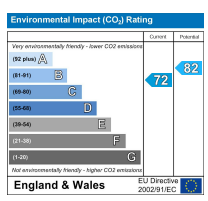
Denotes restricted head height



RICS 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

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34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444





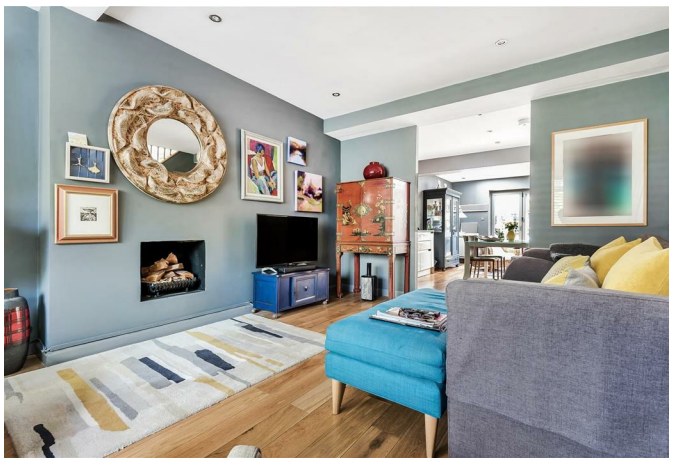
Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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
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- End Of Terrace Wates Style House
- Lovely Open-Plan Reception Room
- Modern Fitted Kitchen/Diner
- 3 Double Bedrooms
- 2 Modern Tiled Bathrooms
- Low Maintenance Rear Garden
- Direct Access To Garage
- Highly Sought After Location With Excellent Schools Close By
- EPC Rating - C
- Council Tax Band - E



£3,250 Per Calendar Month

Kingfisher Drive,
Richmond,
London,
TW10 7UF



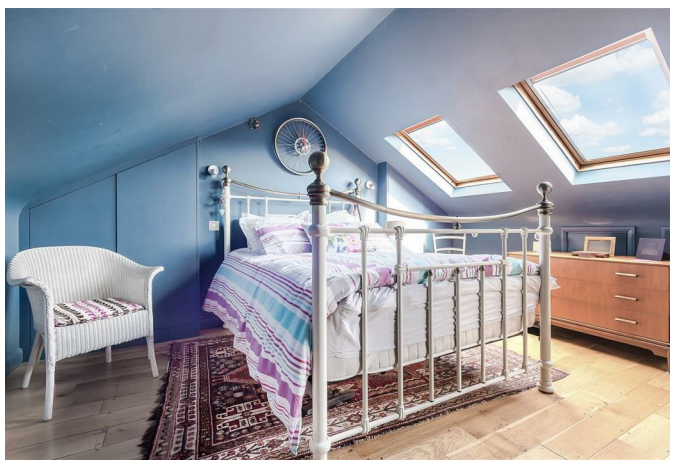
Description:

Gibson Lane proudly offer to the market a stunning three bedroom end-terrace Wates house situated opposite a pretty green within the Ham community. 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 arranged over three floors. The ground floor provides a lovely open-plan living room to the front and kitchen diner to the rear with bi-folding doors opening onto the landscaped garden. The first floor consists of two double bedrooms both with fitted wardrobes and modern tiled bathroom, onto the loft extension which has the third bedroom and shower room. External benefits to this lovely house include a 21ft rear garden with direct access into the adjacent garage, short walk to local amenities and close to the highly regarded local schools.

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.













Furnishing: Unfurnished
Local Authority: Richmond upon Thames
Council Tax Band: E
Available Date: 21st December 2026
Deposit: £3,750
Tenancy Term: Long Term