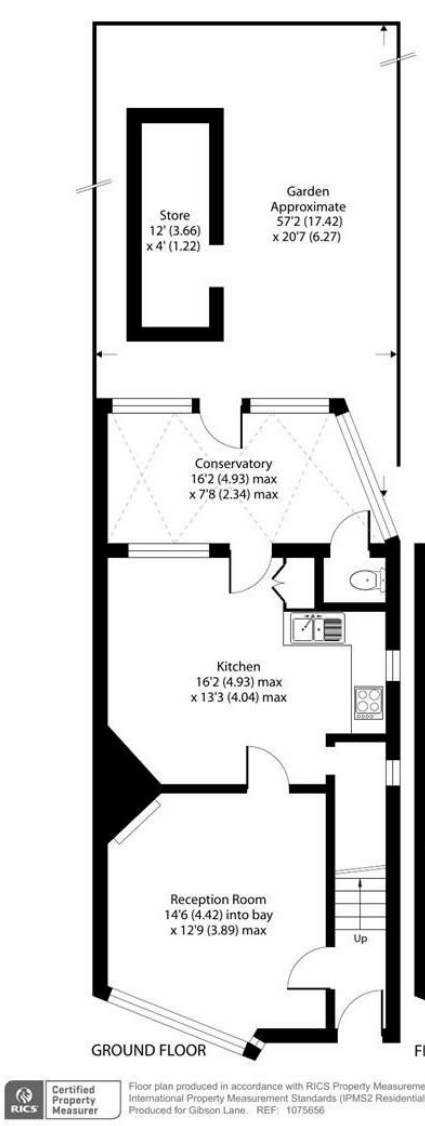
Lower Ham Road

Kingston Upon Thames KT2 5AJ



Approximate Area = 1017 sq ft / 94.4 sq m
Outbuilding = 48 sq ft / 4.4 sq m
Total = 1065 sq ft / 98.8 sq m
For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1075656

gibson lane

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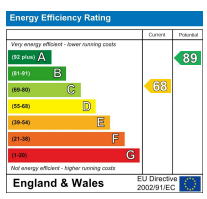

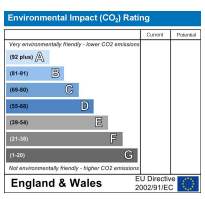

Important Information

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
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Guide Price £875,000

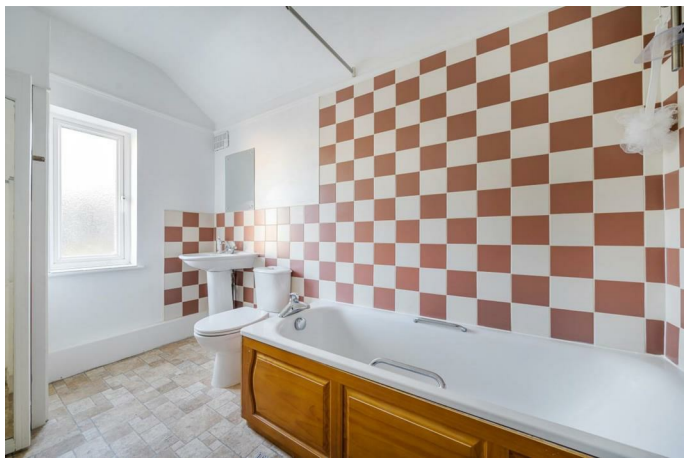
- Semi Detached House
- Off Street Parking
- River Road
- Potential to Extend into the loft and rear (STNC)
- Two Double Bedrooms
- Conservatory
- Garage/Outbuilding
- No Onward Chain
- EPC Rating -
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Council Tax

Description

A wonderful two double bedroom semi detached house situated moments from the River Thames and Canbury gardens with accommodation in excess of 1000 sq ft arranged over two floors. The ground floor comprises front reception room with feature fireplace and eat in kitchen with conservatory and downstairs WC. To the upper floor there are two double bedrooms and family bathroom. Externally there is a private 57ft rear garden with air raid shelter and shed with the huge benefit of off street parking to the front. There is also scope to extend into the loft and to the rear (STNC) of the property to create an impressive family home.

Situation

Located in this premier North Kingston road just moments from the River Thames and Canbury Gardens, Lower Ham Road Road is a highly sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo and is easily accessible to the A3 serving London and the M25. Richmond Park with its thousands of acres of delightful parkland is close by and Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the area is excellent including Latchmere and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.