

HAM, RICHMOND



£650,000 : FREEHOLD

BROUGHTON AVENUE, HAM, RICHMOND, SURREY, TW10 7UR



CHAIN FREE and VACANT! A conveniently located 3 BEDROOM HOUSE with a GARAGE.

EPC RATING BAND C. Double glazing and gas central heating system.

Competitively priced for some upgrading.

The property has further potential (stpc) - 2 other houses in the same terrace have loft extensions with dormer boxes.

33 ft rear garden.

Front lounge over 16 ft with a feature open fireplace.

Remodelled kitchen/diner over 15 ft wide.

2 double bedrooms each with inbuilt wardrobe cupboards : Generous 3rd single bedroom over 9 ft.

Within reach of Ofsted Outstanding Grey Court School, German School and a choice of primaries and nurseries.

***Close to bus services and local shops including a Tesco Express, Swiss bakery, Pharmacy and Post Office.
Moments from the protected open spaces of Ham Riverside Lands.***

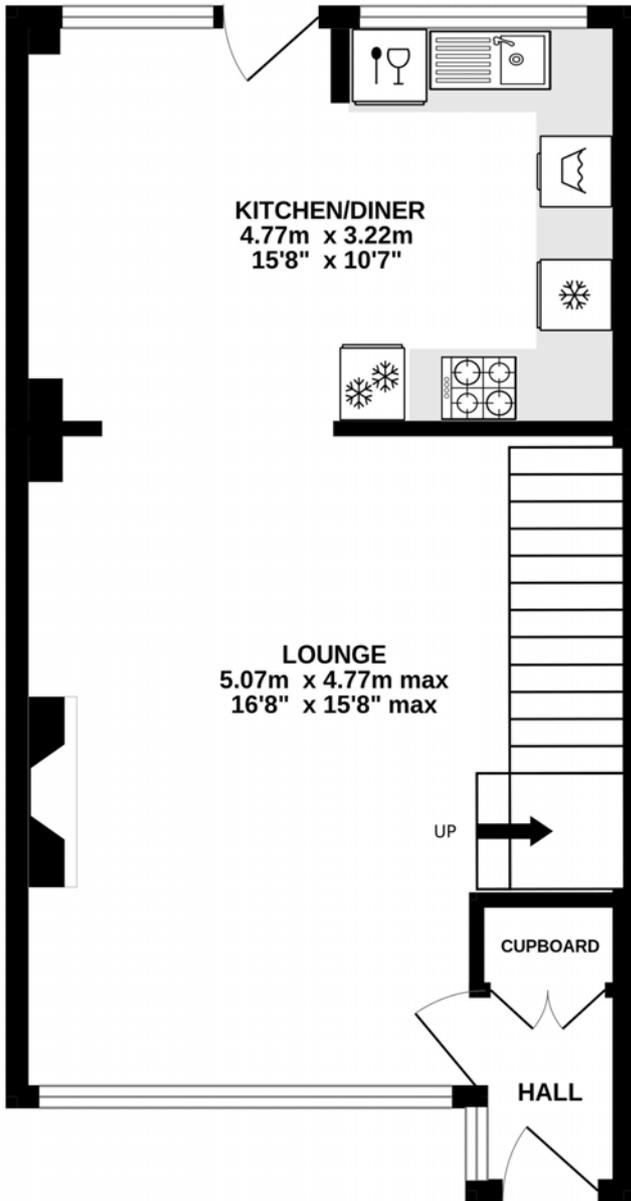


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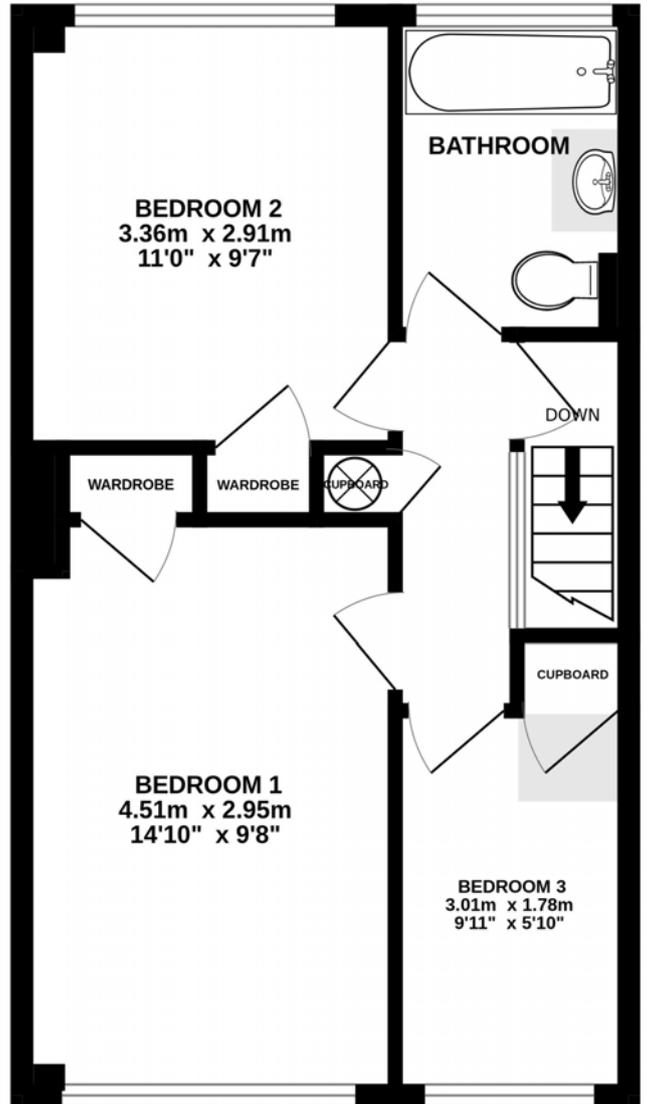


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GROUND FLOOR
40.0 sq.m. (431 sq.ft.) approx.



1ST FLOOR
39.7 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA : 79.7 sq.m. (858 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ENTRANCE PORCH: Carolina style entrance door into...

HALL: Double glazed side window. Door to cloaks/meter cupboard with hanging rail and shelf. Door to ...

LOUNGE: Abt 16 ft 6 x 15 ft 8 (5.03m x 4.78m) max across into stairwell

Double glazed window to front aspect, radiator, fireplace with mantelpiece, alcove with fitted shelving. Arch to rear dining area.



KITCHEN/DINER: Abt 15 ft 8 x 10 ft 1 (4.80m x 3.13m)

Double glazed door and windows to garden, space for dining table and chairs, radiator, fitted kitchen units at eye and base level, worktops, tile splashbacks, inset sink unit, spaces for dishwasher, cooker, washing machine, fridge and freezer, laminate floor, double glazed window to rear garden aspect.



STAIRCASE TO FIRST FLOOR LANDING:

Glazed door and panels to inner landing, door to airing cupboard with hot water cylinder, trap door to loft space.

BEDROOM ONE: Abt 14 ft 6 x 9 ft 5 (abt. 4.42m x 2.88m)

Double glazed window to front aspect, radiator, door to inbuilt wardrobe cupboard in addition to given room dimensions.



BEDROOM TWO: Abt 11 ft 1 x 9 ft 6 (abt. 3.39m x 2.89m)

Double glazed rear aspect window, radiator, door to inbuilt wardrobe cupboard in addition to given room dimensions.



BEDROOM THREE: Abt 9 ft 7 x 5 ft 11 (2.92 x 1.81m)

Double glazed front aspect window, radiator, over stair shelf and cupboard.



BATHROOM:

Panel enclosed bath, shower mixer and screen, wash hand basin with cabinet under, WC, frosted double glazed window.



OUTSIDE

FRONT GARDEN: Mainly grassed

REAR GARDEN: Abt 33ft (10m)

Mainly paved with borders, outside tap, garden shed, rear access gate to garage.





GARAGE:

With up & over door. The garage is accessed on foot via a rear gate off the garden. The garage is accessed by car via a forecourt off Mariner Gardens. Upon entering the forecourt, the garage is the seventh on the left.



COUNCIL TAX Band E (London Borough of Richmond Upon Thames)

REF : 2581

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition. **DISCLAIMER:** Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.



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