

# HAM, RICHMOND

## £779,950 \* FREEHOLD



**PETERSHAM ROAD, RICHMOND, SURREY, TW10 7DB**



**A THREE BEDROOM TWO BATHROOM SEMI DETACHED HOUSE with a rear ground floor extension facing the grounds of Richmond Golf Club between Petersham village and Ham Common.**

**Offered with the advantages of VACANT POSSESSION and NO ONWARD CHAIN.**

**Pretty rear garden with wide deck, lawn, shed and side gate and passageway with outside tap.**

Front lounge with flame effect fire in period fireplace.

Expanded rear kitchen/diner family area with rear doors across out to the deck.

Fitted kitchen units and hob, hood, fridge and freezer plus peninsula with inset bowl and washing machine and dishwasher.

Ground floor shower room and tiled 1st floor bathroom.

Positioned within reach of Ofsted "Outstanding" Grey Court School and the German School, 24 hour bus services to the stations and centres of both Richmond and Kingston and local shopping within reach on Ham Parade.

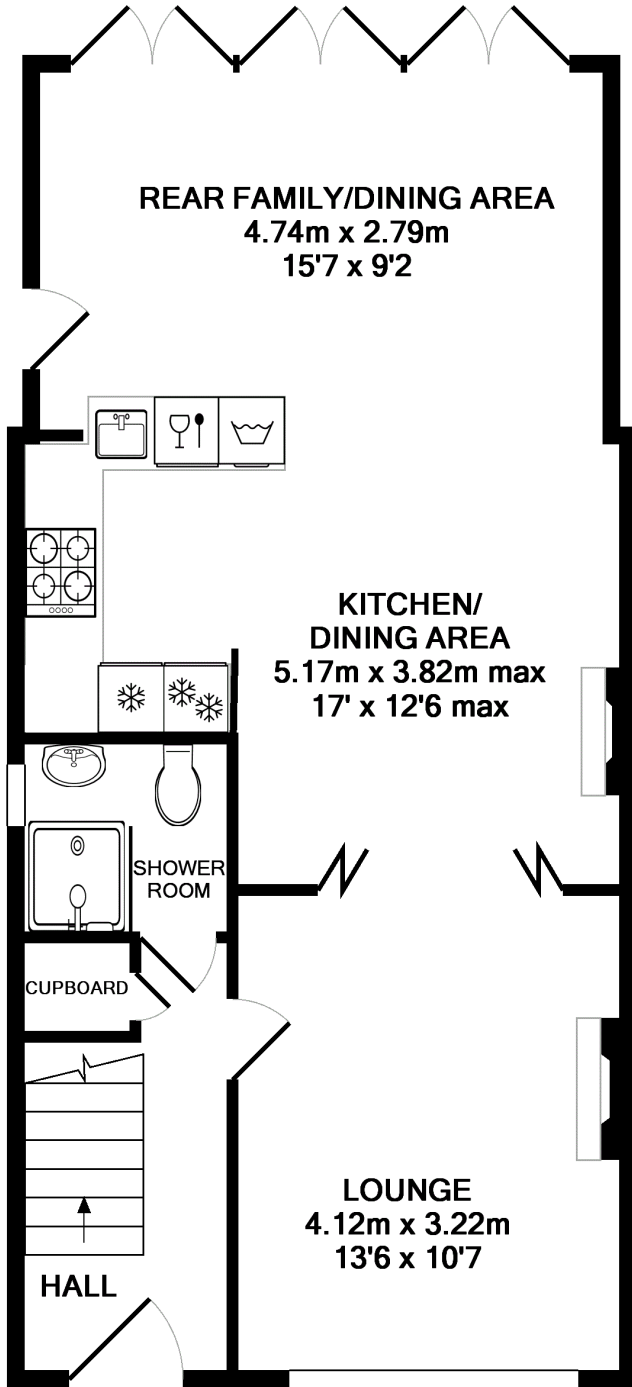


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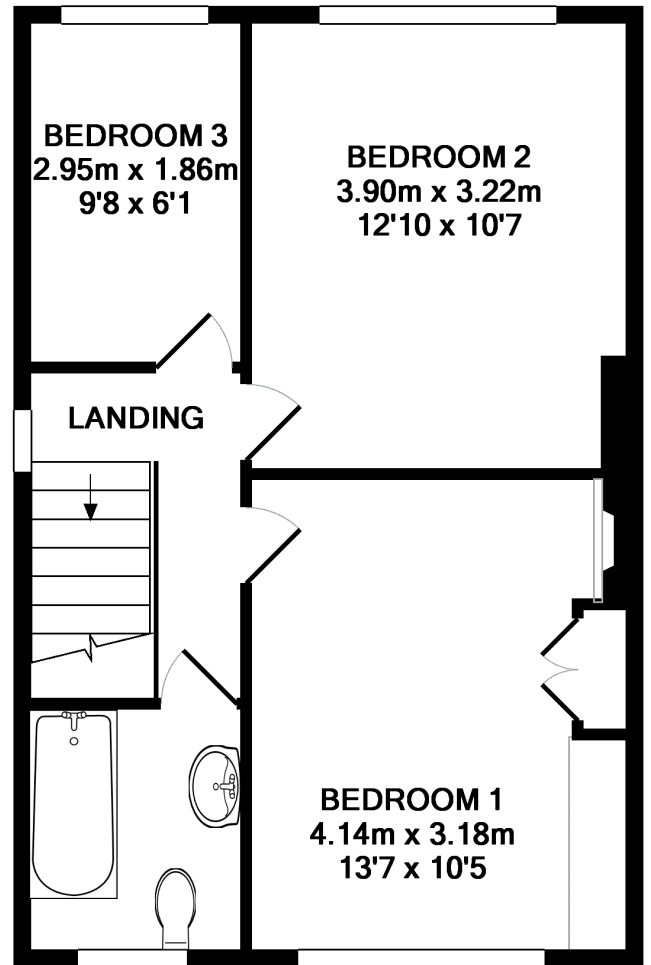


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# FLOOR PLANS

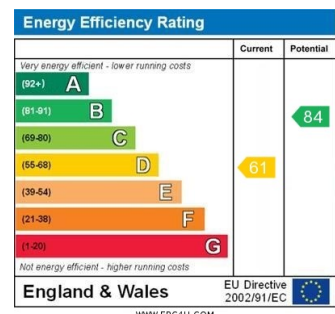


GROUND FLOOR  
APPROX. FLOOR  
AREA 56.6 SQ.M.  
(609 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 40.8 SQ.M.  
(440 SQ.FT.)

## EPC GRAPH



TOTAL APPROX. FLOOR AREA 97.4 SQ.M. (1048 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### **ENTRANCE PORCH:**

Entrance door leading through to ...

### **ENTRANCE HALL:**

Wood effect floor, radiator, door to understair store cupboard also housing Worcester Greenstar boiler, door to...

### **GROUND FLOOR SHOWER ROOM:**

Tiled floor, part tiled walls, wide fitted wall mirror, opaque glass bricks to side, WC, wash hand basin, walk in shower enclosure.

### **LOUNGE:** Abt 13ft 6ins x 10ft 7ins (4.12m x 3.22m)

Double glazed window to front aspect, flame effect gas fire set in period style fireplace with mantelpiece, tile slips and slate hearth, display alcove, radiator, 2 bifolding doors through to..



### **KITCHEN/DINING AREA:** Abt 17ft x 12ft 6ins max (5.17m x 3.82m max)

**Reception/Dining Area** with Morso wood burner set in chimney breast, wood effect floor, radiator.





**Kitchen Area** with fitted units at eye and base level, worktops, integral fridge and freezer, inset hob with chimney hood over, inbuilt oven, peninsular unit with inset bowl, washing machine and dishwasher.



**REAR DINING/FAMILY AREA:** Abt 15ft 7ins x 9ft 2ins (4.74m x 2.79m)  
Three double glazed double doors out to deck and garden, radiator, side door to side passageway.





### **STAIRCASE FROM HALLWAY TO FIRST FLOOR LANDING:**

Double glazed side window, balustrade.

### **BEDROOM 1: Abt. 13ft 7ins x 10ft 5ins (4.14m x 3.18m)**

Double glazed window to the front, radiator, period style fireplace with grate, double door to inbuilt wardrobe cupboard, fitted shelving and base level cabinets.



### **BEDROOM 2: Abt. 12ft 10ins x 10ft 7ins (3.90m x 3.22m)**

Double glazed window to garden aspect, radiator, varnished floorboards.



### **BEDROOM 3: Abt. 9ft 8ins x 6ft 1ins (2.95m x 1.86m)**

Double glazed window to garden aspect, radiator.





## **BATHROOM:**

Tiled floor and walls, fitted wall mirror, tile panel enclosed bath with shower screen, wash hand basin, WC, heated towel rail, double glazed window.



## **OUTSIDE:**

### **FRONTAGE:**

Formal frontage with paving and brick planters.

**SIDE:** Side gate and side passageway with outside tap.

### **REAR GARDEN:**

Deck to immediate rear of house, main area grassed with borders and garden shed.



## **REF: 2137**

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.



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