

HAM, RICHMOND

£475,000 : LEASEHOLD



SIMPSON ROAD, HAM, RICHMOND, SURREY, TW10 7TU



A **TWO DOUBLE BEDROOM** purpose built **END TERRACE GROUND FLOOR MAISONETTE** with its **OWN DELIGHTFUL PRIVATE REAR GARDEN** and a **GARAGE** in a block to the rear.

EXTENDED LEASE with no ground rent or maintenance charge.

(The only ongoing contribution is for buildings insurance.)

Bright lounge flowing through into a dining area with patio doors to the garden.

Fitted kitchen units and range cooker with wide oven and 5 ring hob.

Refurbished bathroom with shower bath.

Double glazed windows throughout : Radiator gas central heating system with an efficient Worcester Greenstar boiler

Lots of storage cupboards and inbuilt wardrobe cupboard to the front bedroom.

Side access gate and brick built store round to sunny private garden over 40ft x 30ft with deck, paving, pergola and workshop.

Conveniently near buses to both Richmond and Kingston centres and stations and also the cycle route from Teddington Lock to Richmond Park. The maisonette is near popular Meadlands School and a choice of other nurseries and primary schools, plus within reach of Ofsted 'Outstanding' rated Grey Court School and the German School. The maisonette is also close to numerous recreational facilities plus local shops including a Tesco Express, pharmacy and Post Office.

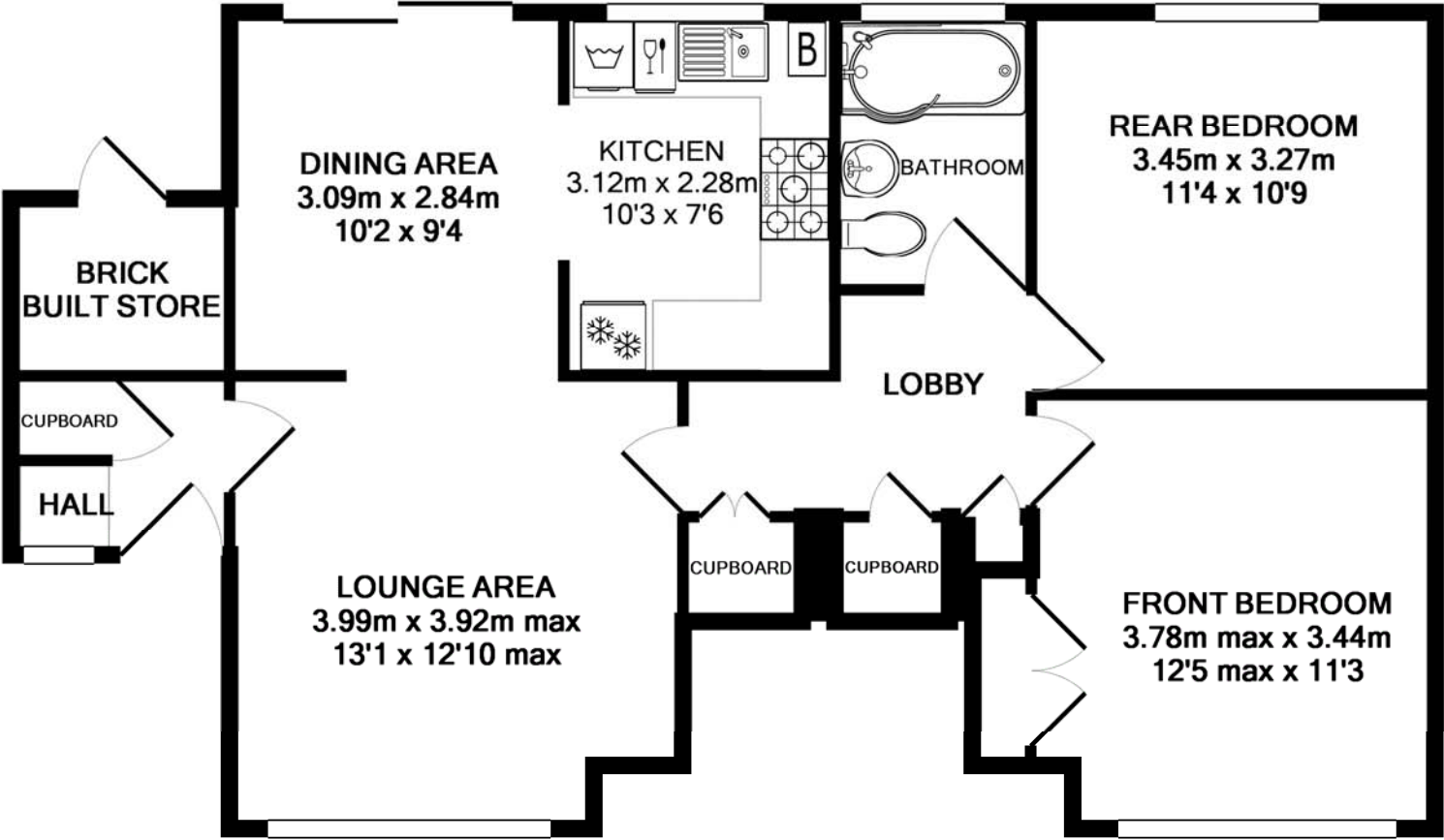


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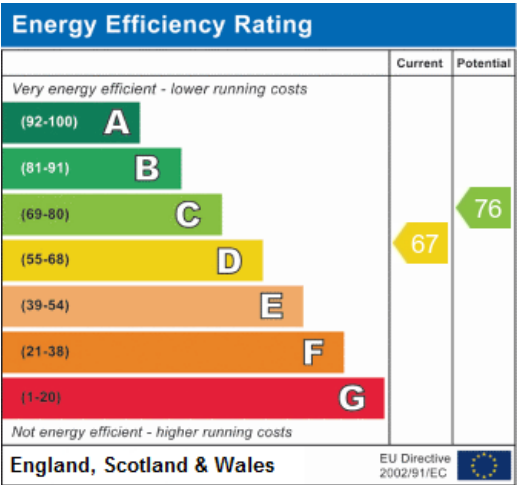
FLOOR PLAN



TOTAL APPROX. FLOOR AREA 72.0 SQ.M. (775 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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EPC Graph



ENTRANCE PORCH:

Entrance door into.....

HALL:

Double glazed window to front, display shelf, woodblock flooring, door to cupboard. Glazed panel and door through to

LOUNGE: Abt 13ft 1ins x 12ft 10ins max (3.998m x 3.92m max)

Double glazed windows to front aspect, woodblock flooring, radiator, arch to dining area.



DINING AREA: Abt 10ft 2ins x 9ft 4ins (3.09m x 2.84m)

Sliding double glazed patio doors to conservatory, woodblock flooring, radiator, arch through to kitchen.



KITCHEN: Abt 10ft 3ins x 7ft 6ins (3.12m x 2.28m)

Units at eye and base level, worktops & tile splashbacks, inset stainless steel sink unit, range cooker with hood over, wide oven and 5 ring gas hob, spaces for fridge/freezer, washing machine and slimline dishwasher, wall mounted combi boiler, double glazed window.



INNER LOBBY:

Doors to two storage cupboards, door to additional store/meter cupboard, doors to bathroom and bedrooms.

FRONT BEDROOM: Abt 12ft 5ins max x 11ft 3ins (3.78m max x 3.44m)

Double glazed front aspect window, radiator, double doors to inbuilt wardrobe with hanging rail and shelf over in addition to given room dimensions.



REAR BEDROOM: Abt 11ft 4ins x 10ft 9ins (3.45m x 3.27m)

Radiator, double glazed window to rear garden aspect.



BATHROOM:

Tiled floor, heated towel rail, WC, wash hand basin, double glazed frosted window, panel enclosed shower bath.



OUTSIDE :

FRONT GARDEN:

Grassed areas to front lounge and front bedroom.

SIDE:

Side gate and passage to the left side with brick built store.

REAR GARDEN: Abt. 44ft x 33ft (Abt 13.5m x 10m)

Paved and decked areas, planters, outside tap, rear store/workshop and easygrass area with pergola over.





GARAGE: (numbered 118)



In nearby battery to rear left. The garage is accessed via a hardstanding drive to the side of 24 Simpson Road. Garage 118 is the second garage in, directly facing the access drive.

CHARGES: There is a contribution to buildings insurance.

LEASE: 215 years from 24th June 1986

GROUND RENT: 'Peppercorn' (i.e. zero)

REF: 2152

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. We have been advised by the vendor regarding the outgoing but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact rights and obligations prior to any legal commitment to purchase.



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