

HAM, RICHMOND

£525,000 : FREEHOLD



FISHERMAN CLOSE, HAM, RICHMOND, SURREY, TW10 7YP



A TWO BEDROOM FREEHOLD HOUSE with a semi detached GARAGE
in a residential cul-de-sac within a small private development to the side of Ham Riverside Lands.

Added double glazed front porch.

L shaped lounge/dining room with garden access through double glazed French doors recently installed in 2019.

Kitchen with fitted units and integral oven, hob and hood.

Smartly refurbished bathroom with light and dark grey tiling.

Deep understair storage cupboard and useful storage loft : Inbuilt wardrobe cupboard off the second bedroom.

Gas central heating system with an efficient Worcester Greenstar condensing boiler : Double glazed throughout.

The house is situated within 200 metres of the protected open spaces of Ham Riverside Lands at the end of the Close. This leads across to the River Thames with towpath walks to either Richmond or Kingston and the nearby pedestrian/cycle bridge over the river at Teddington Lock with access to Teddington High Street, buses and station.

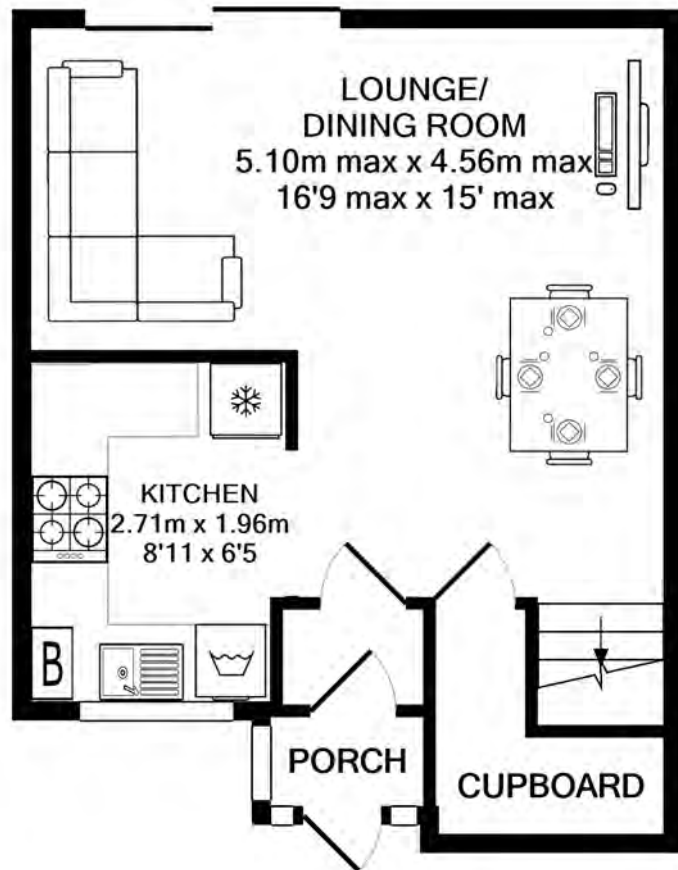


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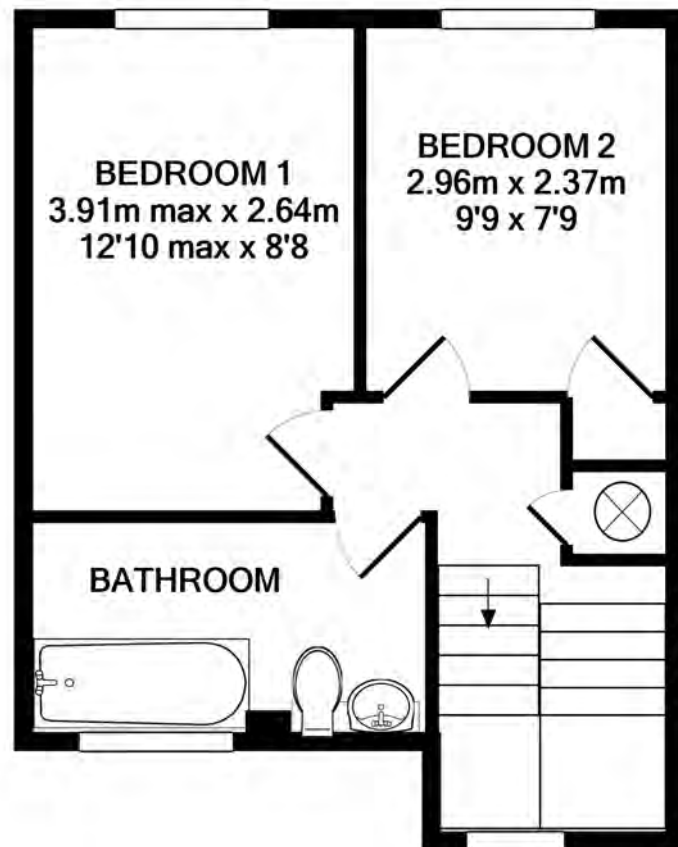


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FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 30.8 SQ.M.
(332 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 30.4 SQ.M.
(327 SQ.FT.)

TOTAL APPROX. FLOOR AREA 61.2 SQ.M. (659 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:

with uPVC entrance door and frosted double glazed windows to front and side, tile floor, door leading through to....

LOBBY:

Radiator, door to

L SHAPED LOUNGE/DINING ROOM: Abt 16'9 max x 15' max (5.10m max x 4.56m max)

Laminate floor, radiator, door to deep understairs storage cupboard, coving, wall light fitments, double glazed patio doors to garden.



KITCHEN: Abt 8'11 x 6'5 (2.71m x 1.96m)

Fitted units at eye and base level with worktops and tile splashbacks, display cabinet with glass doors, inset sink unit, inset hob with fitted hood over, inbuilt oven, spaces for fridge and for washing machine, wall mounted Worcester Greenstar condensing boiler, double glazed window to front aspect.



DOG LEG STAIRCASE TO 1st FLOOR LANDING:

Double glazed mezzanine window to front, trap door to loft, door to airing cupboard with hot water cylinder and shelving, doors to bedrooms and bathroom.

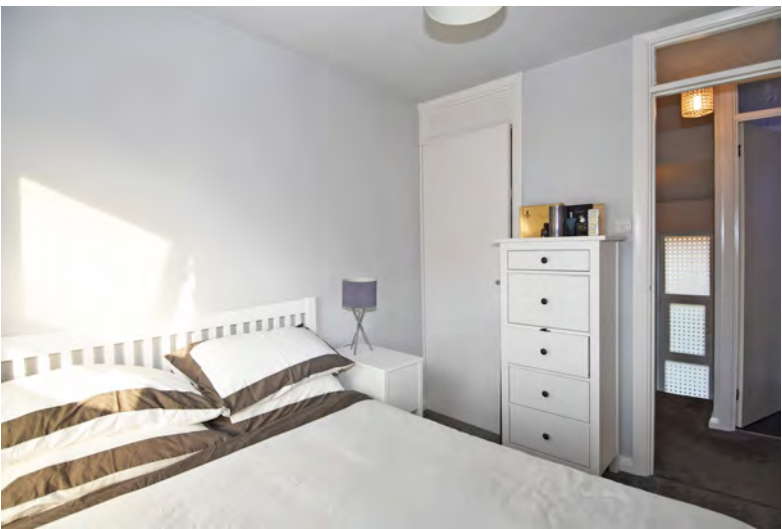
BEDROOM ONE: Abt 12'10 x 8'8 (3.91m x 2.64m)

Double glazed window to rear aspect, radiator, spotlights.



BEDROOM TWO: Abt 9'9 x 7'9 (2.96m x 2.37m)

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



BATHROOM:

Tiled walls and floor, spotlights, tile panel enclosed bath with shower screen and shower over with rainforest head, wash hand basin with cabinet under and WC, frosted double glazed fanlight window, heated towel rail.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

OUTSIDE:

REAR GARDEN: Abt. 21'3 x 19'7 (6.5m x 6m)

Paved to immediate rear of house, main grassed area with stepping stones across and borders, garden shed.



GARAGE: *(to the front of the property).*

Up and over door, pitched roof.



At the end of the Close, it opens out onto the protected open spaces of Ham Riverside Land

This photo was taken within about 200 metres of the house.

The Lands lead across to the river towpath and the pedestrian/cycle bridge across at Teddington Lock.



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.

MAINTENANCE:

Although the property itself is freehold, there are some strips of garden borders on the estate which are maintained communally by a Residents Association (Locksmeade Management Company Ltd). There is an annual fee to the Residents Association of £160 pa. (discounted to £100 for prompt payment).

REF: 2315

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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