

HAM, RICHMOND

£965,000 * FREEHOLD



DUKES AVENUE, HAM, RICHMOND UPON THAMES, TW10 7YH



A NEWLY REFURBISHED 4 BEDROOM 2 BATHROOM 1930s HOUSE extended to the loft and to the rear ground floor with the additional floorspace and flexibility of an OUTBUILDING with its own shower room.

Sunny SOUTH-WESTERLY FACING GARDEN.

The extended ground floor offers hall, cloakroom, front lounge with bay window and double doors through into a super extended kitchen/diner/family room with French doors out to the garden.

All new kitchen includes integral gas hob and electric oven, separate microwave, washing machine, fridge/freezer and dishwasher, plus French doors out to the patio and garden.

The 1st floor provides two double bedrooms, single bedroom and a generous bathroom with both a bath and a walk in shower.

The loft extension provides a bright double bedroom with en suite.

The outbuilding over 260 sq ft has a bright double aspect room, French doors to garden and a shower room.

Double glazing : Gas central heating system with a Vaillant condensing boiler : All floors laminate or tiled.

Located in a tree lined road near the protected open spaces of Ham Riverside Lands and the cycle and pedestrian route between Teddington Lock and Richmond Park.

Close to buses and local shops include a Tesco Express, Post Office, pharmacy and Swiss bakery.

Near a choice of nurseries and primary schools and within reach of Ofsted 'Outstanding' rated Grey Court School and the German School.



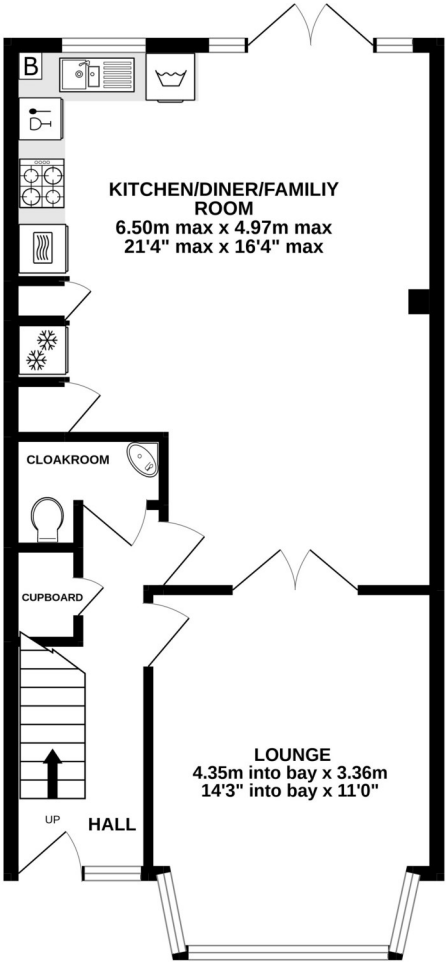
Tel: 020 8549 5099



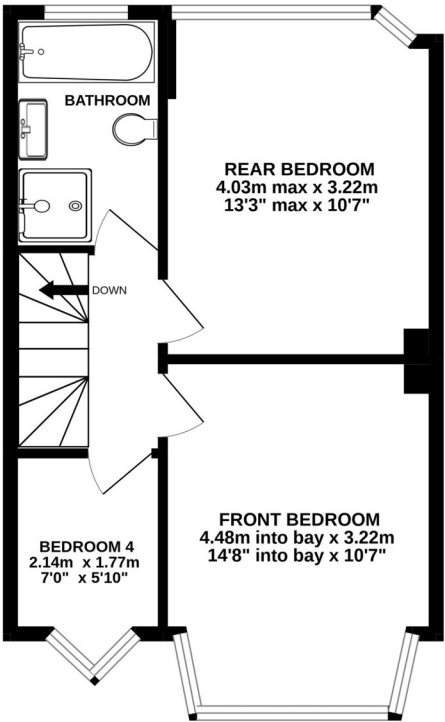
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FLOORPLANS

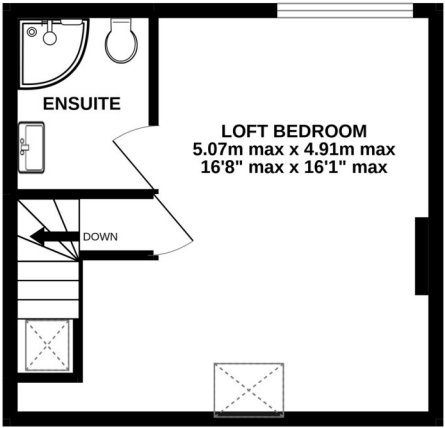
GROUND FLOOR
53.3 sq.m. (574 sq.ft.) approx.



1ST FLOOR
40.3 sq.m. (433 sq.ft.) approx.



2ND FLOOR
24.9 sq.m. (268 sq.ft.) approx.

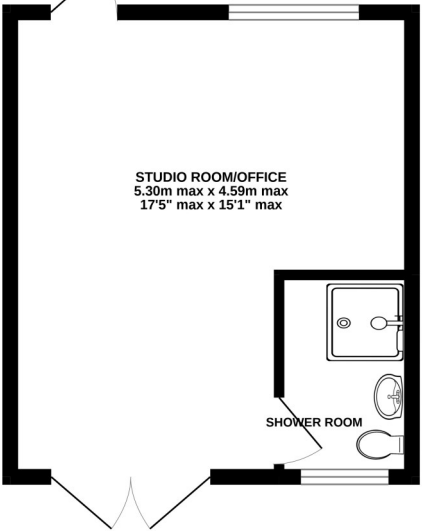


TOTAL FLOOR AREA : 118.5 sq.m. (1275 sq.ft.) approx.

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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OUTBUILDING
24.4 sq.m. (262 sq.ft.) approx.



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ENTRANCE PORCH:

With front entrance door into...

ENTRANCE HALL:

Frosted double glazed window to front, laminate floor, radiator, door to understair storage cupboard, door to ...

GROUND FLOOR CLOAKROOM:

Tiled floor, wash hand basin with cabinet under, WC.

LOUNGE: Abt 14 ft 3 into bay x 11 ft (4.35m into bay x 3.36m)

Double glazed canted bay to front aspect, laminate floor, coving, radiator, spotlights, double doors into extended rear area.



EXTENDED KITCHEN/DINING/FAMILY ROOM: Abt 21 ft 4 max x 16 ft 4 max
(6.50m max x 4.97m max max)

Tiled floor, space for large dining table and chairs, 2 radiators, kitchen units at eye and base level, splashbacks and worktops, double glazed rear window, inset one and half bowl sink, inset hob, inbuilt oven, inbuilt microwave, integral fridge and freezer, integral dishwasher and washing machine, wall mounted Vaillant boiler, rear double glazed French doors to patio and garden.



Staircase from hall to 1st FLOOR LANDING:

Balustrade, laminate floor.

FRONT BEDROOM: Abt. 14 ft 8 into bay x 10 ft 7 (4.48m into bay x 3.22m)

Double glazed canted bay window to front aspect, radiator, laminate floor, spotlights.



REAR BEDROOM: Abt. 13 ft 3 max x 10 ft 5 (4.04m max x 3.17m)

Double glazed half bay window to rear garden aspect, radiator, laminate floor, spotlights.



FRONT BEDROOM 4: Abt. 7 ft x 5 ft 10 (2.14m x 1.77m)

Double glazed oriel bay window, laminate floor, radiator.



BATHROOM:

Tiled floor, panel enclosed bath, walk in shower enclosure with both rainforest head and separate mixer, trough sink with cabinet under, frosted double glazed window, WC, heated towel rail.



Staircase from 1st to 2nd floor landing.

Velux window over.

LOFT BEDROOM : Abt. 16 ft 8 max x 16 ft 1 max max (5.07m x 4.91m max)

Double glazed rear window overlooking gardens, laminate floor, spotlights, radiator, front velux window.



ENSUITE BATHROOM 2

Walk in shower enclosure, tiled walls and floor, wash hand basin with cabinet under, double glazed window, WC, heated towel rail.



OUTSIDE:

FRONT GARDEN:

Yorkstone paving, wrought iron entrance gate.

REAR GARDEN:

Yorkstone paving to immediate rear of house with outside tap. Main garden area grassed with borders.



OUTBUILDING Abt. 262 sq ft (24.4sq m) comprising

STUDIO ROOM/OFFICE: Abt. 17 ft 5 max x 15 ft 1 max (5.30m max x 4.59m max)

Double entrance doors, laminate floor, 2 electric wall mounted heaters, rear double glazed window, rear access door, door to shower room.



OUTBUILDING SHOWER ROOM

Tiled floor, heated towel rail, frosted double glazed window, walk in shower enclosure, pedestal wash hand basin, WC.



REF: 2410

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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