

# HAM, RICHMOND



## £695,000 : FREEHOLD

EVELYN ROAD, HAM, RICHMOND-UPON-THAMES, SURREY, TW10 7HU



A REMODELLED TWO BEDROOM VICTORIAN COTTAGE in an authentic picturesque period close within the Ham House Conservation Area. Evelyn Road is a quiet cul de sac off Ham Street which runs from the open spaces of Ham Common with its traditional village pond & cricket square, down to the riverside at Ham House (NT).

*Offered with the advantage of NO ONWARD CHAIN.*

Front reception room with feature beamed ceiling and open fireplace in an exposed brick chimney breast. Rear reception/dining room also with a fireplace and opening through to a kitchen with utility lobby beyond. Attractive lacquered wood floors to the reception areas. Kitchen appliances and dresser unit included in the sale.

Rear bedroom with door to over stair cupboard and a front bedroom *with a further staircase up to additional loft accommodation with velux windows, beamed ceilings and wall lights.*

Well presented throughout with pine doors, double glazed sash windows and a gas central heating system with an efficient Worcester Greenstar condensing boiler.

***SOUTHEASTERLY FACING REAR GARDEN.***

Located within very close reach of Ofsted 'Outstanding' rated Grey Court School plus a choice of nearby nurseries and primary schools.



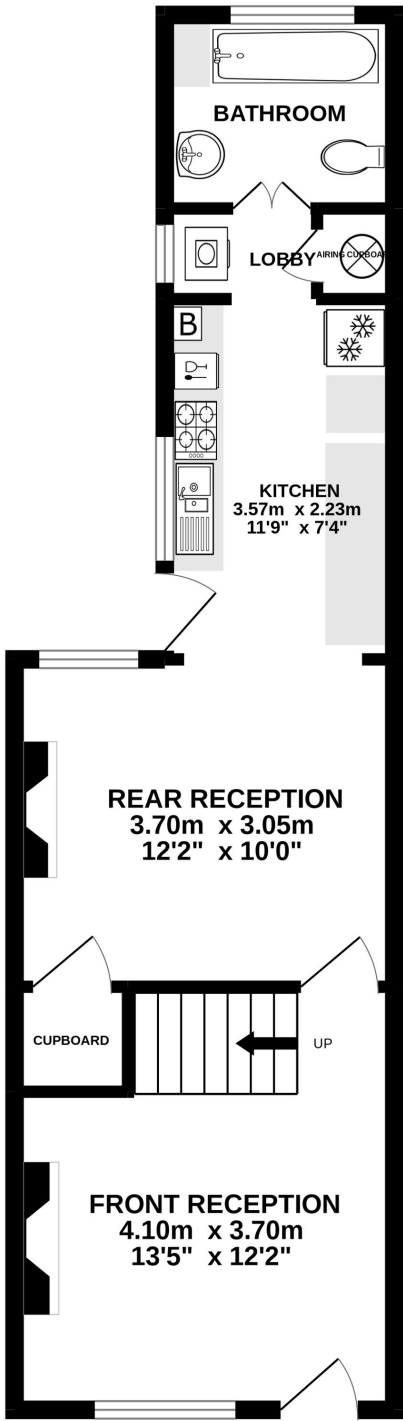
Tel: 020 8549 5099



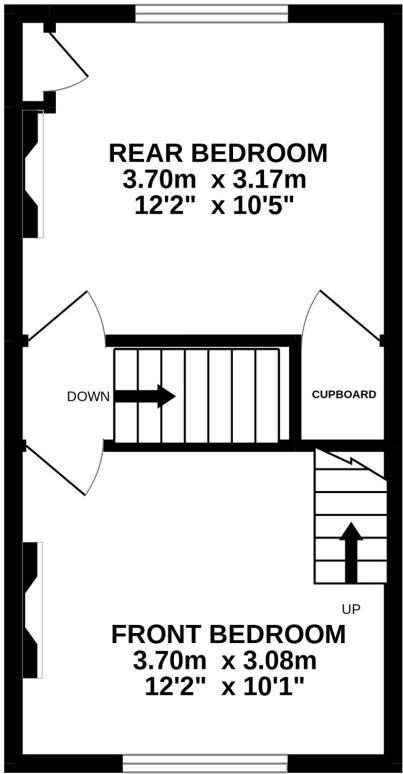
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# FLOOR PLANS

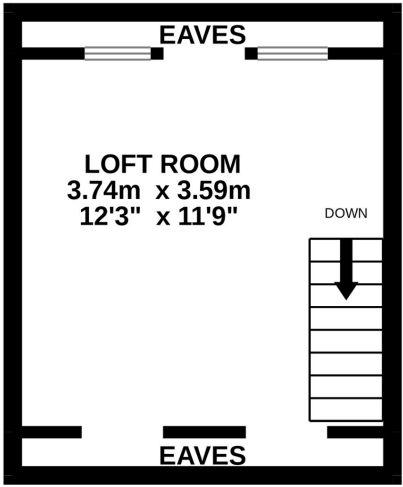
GROUND FLOOR  
39.9 sq.m. (430 sq.ft.) approx.



1ST FLOOR  
26.4 sq.m. (284 sq.ft.) approx.



2ND FLOOR  
16.6 sq.m. (179 sq.ft.) approx.



TOTAL FLOOR AREA : 82.9 sq.m. (893 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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## **ENTRANCE PORCH**

Entrance door with fanlight over into ...

## **FRONT RECEPTION ROOM: Abt 13 ft 5x 12 ft 2 (4.10m x 3.70m)**

Double glazed sash window to front, lacquered wood floor, radiator, open fire in exposed brick chimney breast with grate and hearth, feature ceiling beams. Open staircase to 1st floor and pine door through to rear reception.





**REAR RECEPTION ROOM:** Abt 12 ft 2 x 10ft ( 3.70m x 3.05m)

Double glazed sash window to rear, lacquered wood floor, radiator, open fire in exposed brick chimney breast, door to understair store cupboard, and arch through to the kitchen.



**KITCHEN:** Abt 11 ft 9 x 7 ft 4 (3.57m x 2.23m)

Double glazed side window and part glazed door to garden, dresser unit included in the sale, fitted cupboards, worktops, inset one and half bowl sink unit, cooker, dishwasher and fridge/freezer included, wall mounted Worcester Greenstar condensing boiler, arch to rear lobby.







### **UTILITY LOBBY:**

Washing machine and tumble dryer over included, side casement window, door to airing cupboard with hot water cylinder and slatted shelving, louvre door to bathroom.

### **BATHROOM:**

Tiled floor and walls, panel enclosed bath with shower screen and electric shower unit over, pedestal wash hand basin, WC, heated towel rail, rear double glazed frosted window.





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

Pine doors to each side into bedrooms.

### **FRONT BEDROOM :** Abt 12 t 2 x 10 ft 1 (3.70m x 3.08m)

Double glazed sash window to front, fireplace with mantelshelf, radiator, staircase up to additional loft accommodation.





**LOFT ROOM:** Abt 12 t 23 x 11 ft 9 (3.74m x 3.59m)

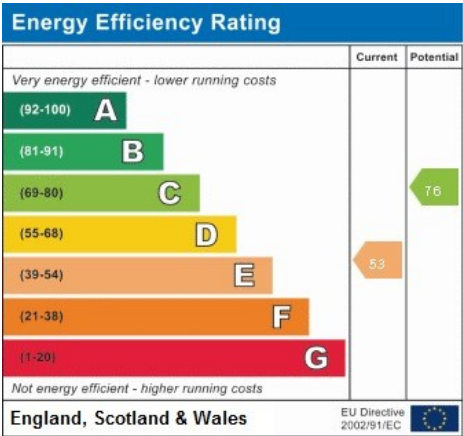
Beamed ceilings, two rear velux windows, wall light fittings.





**REAR BEDROOM:** Abt 12 ft 2 x 10 ft 5 ( 3.70m x 3.17m )

Double glazed sash windows to rear aspect, radiator, pine door to over stair cupboard in addition to room dimensions.





## **REAR GARDEN:**

Paved side return, rear shingled garden are with planters and borders, two store sheds, rear access gate.



### **REF: 2422**

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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