

# HAM, RICHMOND

## £650,000 : FREEHOLD



**KINGFISHER DRIVE, HAM, RICHMOND, SURREY, TW10 7UF**



**A STYLISH END OF TERRACE 3 BEDROOM HOUSE OVERLOOKING A LAWNED SQUARE in a popular residential crescent.**

**Offered with the advantage of NO ONWARD CHAIN.**

***Secluded 30ft rear garden walled to the rear and side. \* GARAGE in battery to rear.***

Elegant lounge area with period style woodblock floor and inset wood burner.  
Additional dining area with French doors to the garden.  
Kitchen with integral hob and double oven.  
Radiator gas central heating system : Double glazing : EPC RATING 73 ( Band C)  
Smart bathroom with white suite, tiled walls and floor and shower unit over the bath.

Near local shops at St Richards Square including a Tesco Express, takeaways, Post Office, Swiss Bakery and pharmacy.  
Choice of nurseries and primary schools and within reach of Ofsted "Outstanding" rated Grey Court School.

***The protected spaces of Ham Riverside Lands open up on the other side of Kingfisher Drive and the house is located near the path to the cycle and pedestrian bridge over the river at Teddington Lock.***



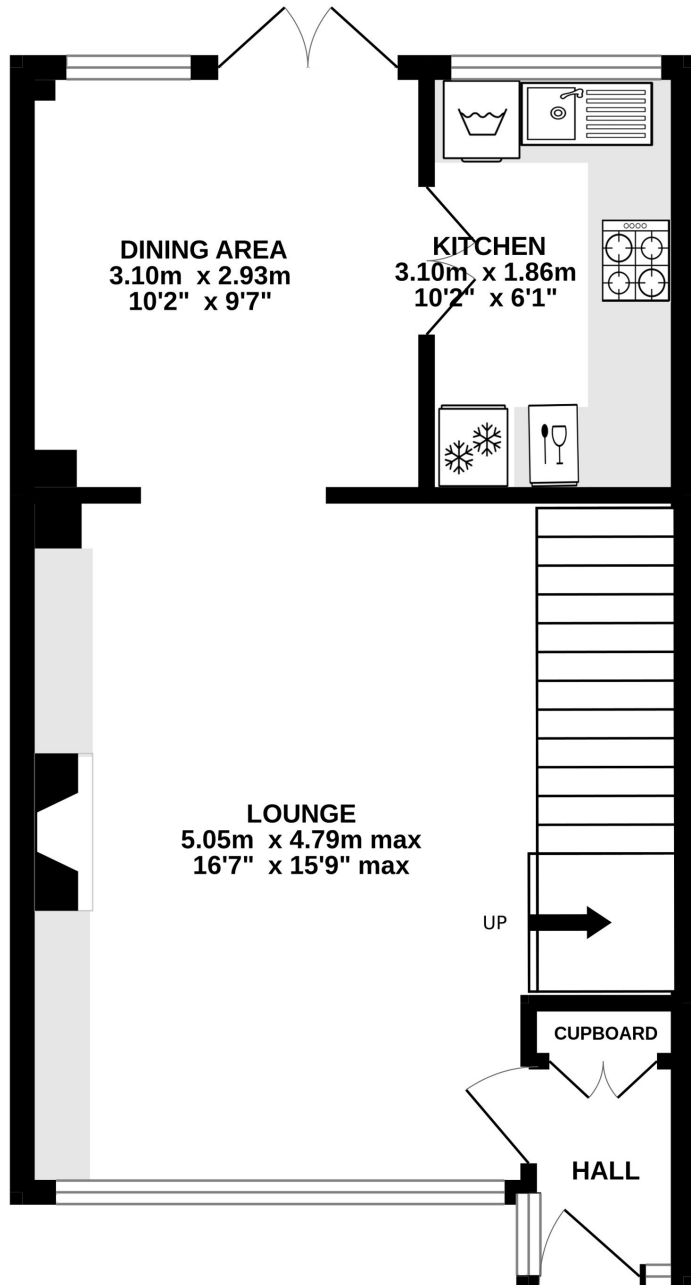
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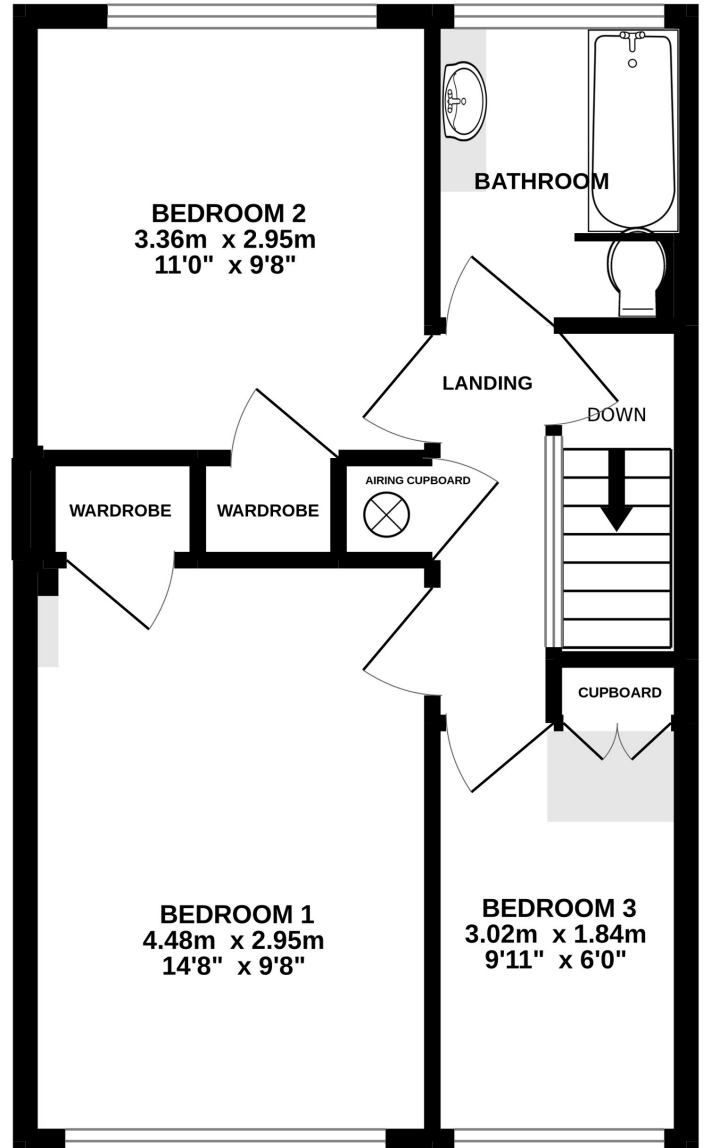
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# FLOORPLANS

GROUND FLOOR  
39.0 sq.m. (420 sq.ft.) approx.



1ST FLOOR  
38.8 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA : 77.8 sq.m. (837 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:**

Double glazed front door leading through to...

### **ENTRANCE HALL:**

Double doors to cloaks cupboard, opaque double glazed side window, door through into ....

### **LOUNGE:** Abt. 16 ft 7 x 15 ft 9 (5.05m x 4.79m) max.

Woodblock floor, double glazed front window aspect overlooking the lawned square, wood burner inset in chimney breast with slate hearth, radiator, fitted base level cabinets with fitted shelves over, understair storage/study space.





**DINING AREA:** Abt. 10 ft 2 x 9 ft 7 (3.10m x 2.93m)

Radiator, double glazed french doors and window to garden, woodblock flooring, doors to....



**KITCHEN:** Abt. 10 ft 2 x 6 ft 1 (3.10m x 1.86m)

Range of fitted cupboards at eye and base level, tile splashbacks, inset stainless steel sink unit with monobloc tap, stainless steel gas hob with chimney hood over, integral double oven, spaces for washing machine, upright fridge/freezer and slimline dishwasher, double glazed window to garden aspect, spotlight cluster, tiled floor.





**STAIRCASE FROM LOUNGE TO FIRST FLOOR LANDING:**

Glazed panels and door to landing, door to airing cupboard with hot water cylinder and slatted shelving, trap door to loft.

**BEDROOM ONE:** Abt. 14 ft 8 x 9 ft 8 (4.48m x 2.95m)

Door to inbuilt wardrobe cupboard in addition to given room dimensions, radiator, double glazed windows to front.



**BEDROOM TWO:** Abt. 11 ft x 9 ft 8 (3.36m x 2.95m)

Door to inbuilt wardrobe cupboard in addition to given room dimensions, wood effect floor, double glazed window to rear, radiator.





**BEDROOM THREE:** Abt. 9 ft 11 x 6 ft (3.02m x 1.84m)

Double glazed window to front aspect, over stair wardrobe cupboard and display shelf, radiator.



**BATHROOM:**

White suite comprising WC, wash hand basin with cabinet under and mirror backdrop with shaver socket over, panel enclosed bath with shower unit and shower screen, double glazed frosted window, part tiled walls, tiled floor, heated towel rail.





## **OUTSIDE:**

### **FRONT**

Private grassed area to immediate front of house with hedge screen to side.  
To the front of the terrace is a shared garden square.

### **REAR GARDEN: Abt 30 ft (9.15m)**

Patio to immediate rear of house with outside tap, main area grassed with borders, gate to rear access, walled to rear and flank.





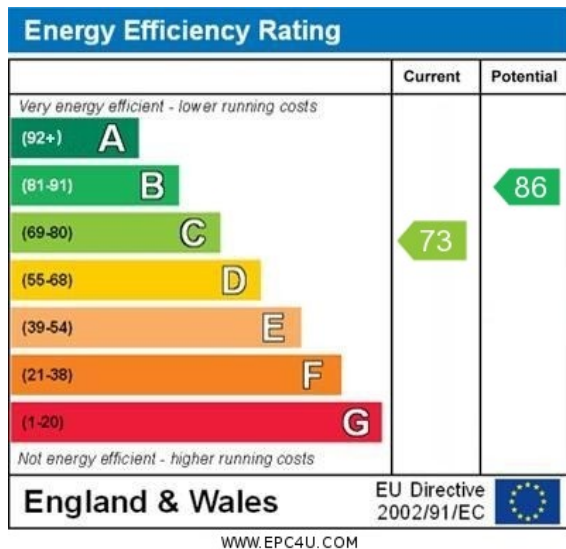
## **GARAGE: (Number 103)**

In nearby block with up and over door.



**COUNCIL TAX BAND : E (London Borough of Richmond Upon Thames)**

**ENERGY RATING BAND : C**



### **REF 2432**

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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