

**HAM, RICHMOND**

**£780,000 : FREEHOLD**



**MAGNOLIA COTTAGE, NEW ROAD, HAM, RICHMOND, SURREY, TW10 7HY**



**A Distinctive 3 BEDROOM HOUSE with an interesting configuration plus the advantage of a GARAGE in a sought after picturesque road directly off Ham Common.**

***OFFERED WITH THE ADVANTAGE OF NO ONWARD CHAIN.***

Lounge over 15 ft x 12 ft with fireplace.

Generous kitchen/diner over 24 ft long with rear French doors and windows to the garden.

2 bedrooms and bathroom to the 1st floor, plus staircase up to a further loft room.

***The plot widens to the rear and the garage and the covered approach is accessed via a roll up door.***

The garage also has a side door and windows to the garden and could potentially accommodate other functions such as a home workspace if preferred.

**Located in a historic road leading down to the iconic Village Pond on Ham Common.**

***The Common also hosts a traditional cricket square, pub and avenue of lime trees leading to Ham House (NT).***

**The property is within reach of Ofsted Outstanding Grey Court School and the German School,**



Tel: 020 8549 5099

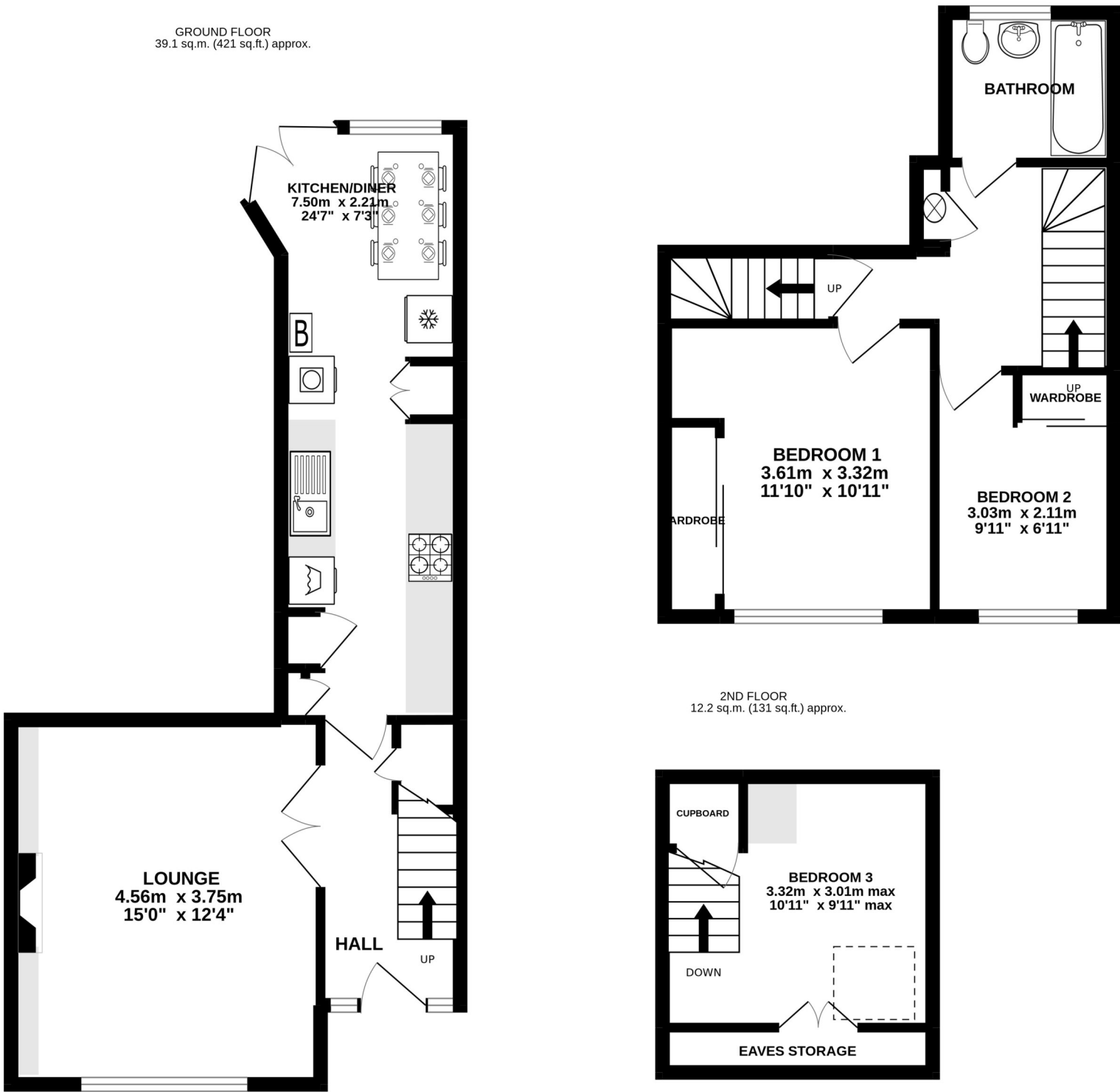


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# FLOOR PLANS

1ST FLOOR  
31.5 sq.m. (339 sq.ft.) approx.

GROUND FLOOR  
39.1 sq.m. (421 sq.ft.) approx.



TOTAL FLOOR AREA : 82.8 sq.m. (891 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:** With exterior light and quarry tiled floor. Entrance door into ...

**HALL:** Frosted pane to each side of entrance door, radiator, understairs storage cupboards. Glazed double doors into ....

**LOUNGE:** Abt. 15 ft x 12 ft 4 (abt. 4.56 x 3.75m)

Open fireplace with grate and tiled hearth, fitted cabinets and shelving to each side, secondary glazed front window.





**KITCHEN/DINER: Abt 24 ft 7 x 7 ft 3 (abt. 7.50m x 2.21m)**

Louvre doors to cloaks cupboard, door to pantry cupboard, fitted cupboards at eye and base level, worktops and splashbacks, inset sink unit, inset gas hob, inbuilt oven, spaces for washing machine, tumble dryer and fridge freezer, wall mounted British Gas boiler, skylight over mid section and double doors to store cupboard, rear dining area with space for dining table and chairs, radiator, rear secondary glazed windows and French doors to garden.





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

Balustrade, door to airing cupboard housing hot water cylinder.

**BEDROOM 1: Abt 11 ft 10 x 10 ft 11 (abt 3.61m x 3.32m)**

Secondary glazed window to front, radiator, sliding doors to fitted wardrobe cupboards, understair store recess.





**BEDROOM 2: Abt 9 ft 11 x 6 ft 11 ( abt 3.03m x 2.11m)**

Secondary glazed window to front, radiator, sliding doors to fitted wardrobe cupboards.



**BATHROOM:**

Panel enclosed bath with folding shower screen, WC, pedestal wash hand basin, heated towel rail, part tiled walls, heated towel rail, secondary glazed frosted casement window.





**DOOR to STAIRCASE FROM FIRST FLOOR LANDING: up to**

**LOFT BEDROOM 3: 10 ft 11 x 9 ft 11 at max (3.32m x 3.01m at max) reduced by stairs and head height.**  
Secondary glazed dormer window to front, electric radiator, doors to eaves storage and door to over stair cupboard.





## **OUTSIDE:**

### **FRONT GARDEN:**

Formal front garden with paving and planting.

### **REAR GARDEN:**

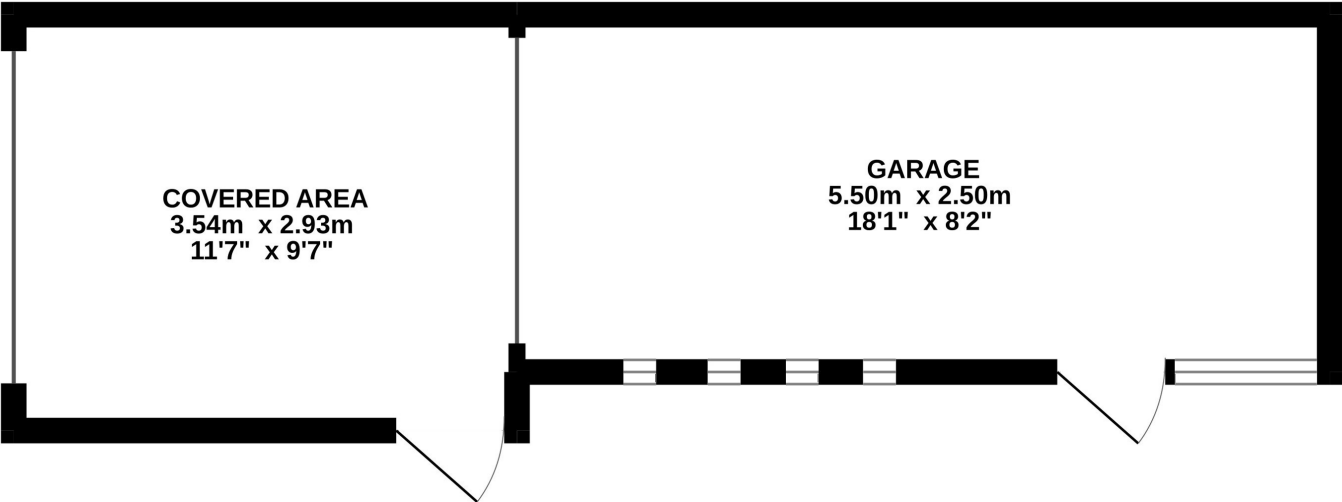
Patio style with paving, planters and outside tap.





**GARAGE: Abt. 15 ft 9 x 8 ft 2 (4.80m x 2.49m)**

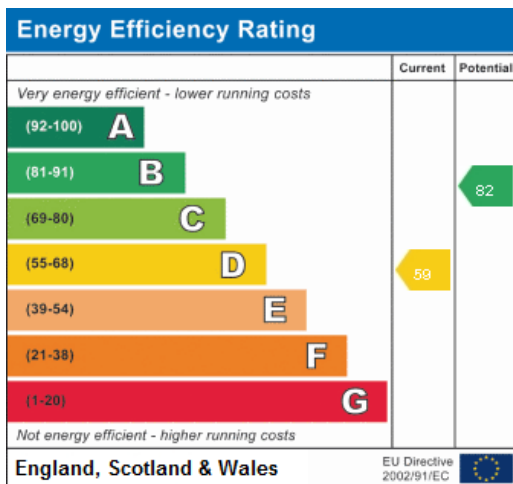
With personal door and windows to garden, striplight and power sockets. The front of the garage leads out onto a further area with a polycarbonate roof cover, wrought iron gate to the patio garden and a rear roll up door providing vehicle access out into Craig Road.





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

**ENERGY RATING BAND : D**



**REF: 2433**

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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