

HAM, RICHMOND



£575,000 : FREEHOLD

GROVE COTTAGE, HAM STREET, RICHMOND, SURREY, TW10 7HT



An unusual **ONE BEDROOM DETACHED HOUSE** in historic Ham Street which runs from picturesque Ham Common down to the river at Ham House (National Trust).

*OFFERED WITH THE ADVANTAGES OF **VACANT POSSESSION** and **NO ONWARD CHAIN**.*

The property is secluded from the road by a high front wall and also has a dropped kerb and double gates into the grounds allowing off street parking.

Ground floor of porch, kitchen and reception : 1st floor bedroom and bathroom.

The property is located to the side of Grade II listed Newman House.

The house requires general refurbishment. It has a gas central heating system (though this has been drained down).

Located by Ofsted Outstanding Grey Court School and near a choice of nearby nurseries and primary schools. The property is close to local shops, Ham Library and bus services.



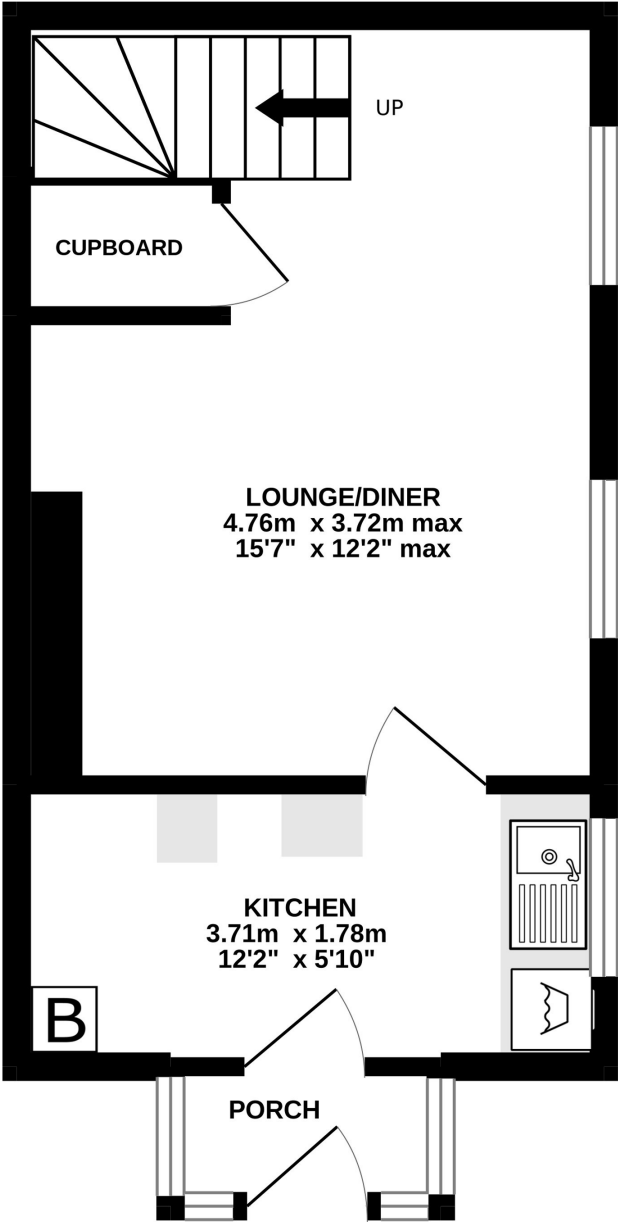
Tel: 020 8549 5099



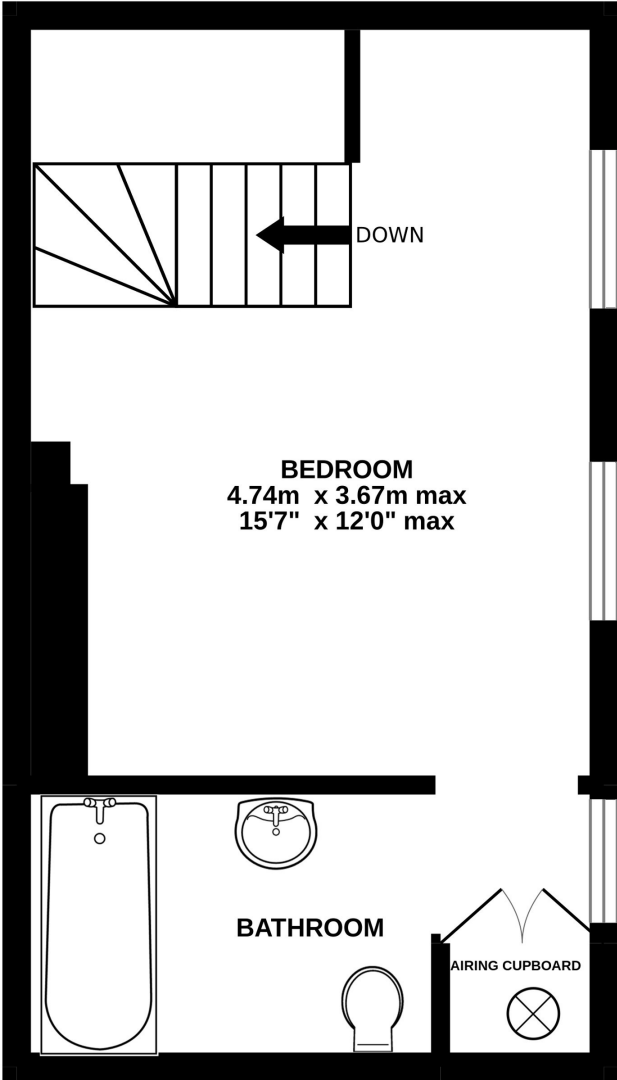
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FLOOR PLANS

GROUND FLOOR
25.5 sq.m. (275 sq.ft.) approx.



1ST FLOOR
23.8 sq.m. (256 sq.ft.) approx.



TOTAL FLOOR AREA : 51.0 sq.m. (549 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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Glazed door to
ENTRANCE PORCH: With part glazed entrance door into ...

KITCHEN: Abt: 12 ft 2 x 5 ft 10 (3.71m x 1.78m)

Cupboards and worktops, sink unit, spaces for appliances, wall mounted Vaillant boiler, radiator, window to side.



LOUNGE / DINER: Abt. 15 ft 7 x 12 ft 2 max (abt. 4.76 x 3.72m max)

Two windows, two radiators, door to store cupboard, stairs to 1st floor.



BEDROOM: Abt. 15 ft 7 x 12 ft max (4.74m x 3.67m max)

Two windows, radiator.



BATHROOM:

Panel enclosed bath, WC, wash hand basin, double door airing cupboard with hot water cylinder, window.



GROUNDS:

The property has a high wall to the street with a gate to the path to the porch and also a dropped kerb and double gates into the garden area allowing potential off street parking. The garden is overgrown and requires attention. There is a shed to the rear of the house.





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

ENERGY RATING BAND : F - Prospective buyers are advised that although the current rating is low, various recommendations are made in the Energy Certificate as to how to improve the score including for example replacing the boiler, adding a thermostat and replacing the single glazed windows with double glazing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

REF: 2442

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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