

HAM, RICHMOND

£735,000 FREEHOLD



ASHBURNHAM ROAD, HAM, RICHMOND UPON THAMES, SURREY, TW10 7SE



A larger 'Chalet' style THREE DOUBLE BEDROOM TWO RECEPTION HOUSE OVER 1130 SQ FT OFFERED WITH THE ADVANTAGE OF NO ONWARD CHAIN.

Sunny SOUTHWESTERLY FACING GARDEN.

The property also includes a GARAGE to the rear left of the garden.

Bright and roomy double aspect lounge area with patio doors to the garden, plus a further dining area over 10 ft square.

GROUND FLOOR CLOAKROOM.

Generous main double aspect bedroom plus additional wardrobe cupboard.

Two further double bedrooms.

Double glazed throughout.

Located to the quiet end of Ashburnham Road near the protected open spaces of Ham Riverside Lands leading down to the Thames towpath with riverside walks to Richmond Bridge and Kingston Bridge.

The house is near local shops at St. Richards Square including a Tesco Express, Post Office, Swiss bakery and pharmacy. There are nearby buses to both Richmond and Kingston.

Within reach of Ofsted 'Outstanding' Grey Court School plus the German School and a choice of nurseries and primaries.

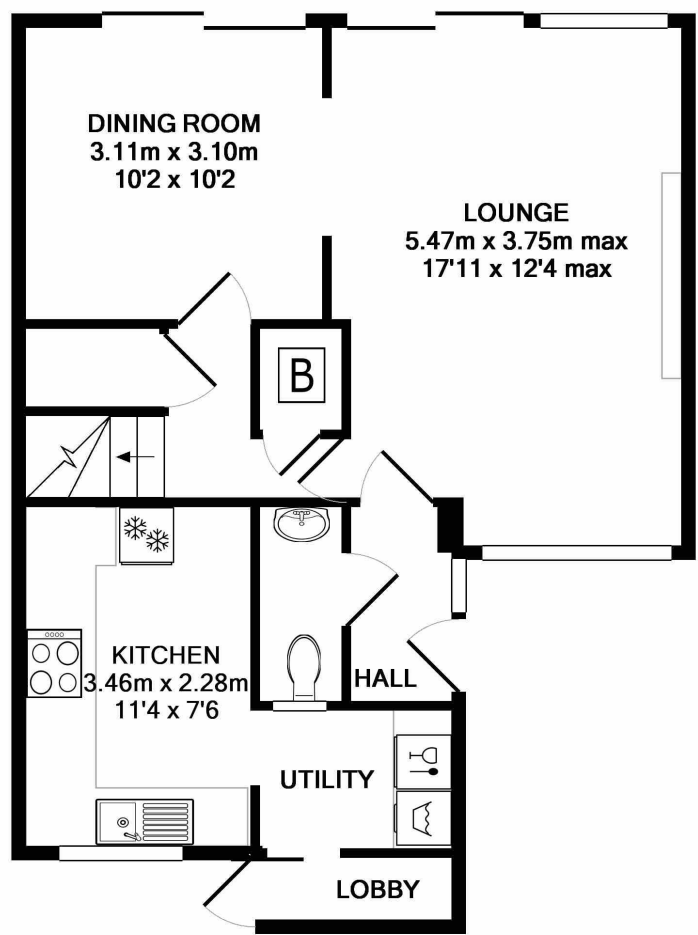


Tel: 020 8549 5099

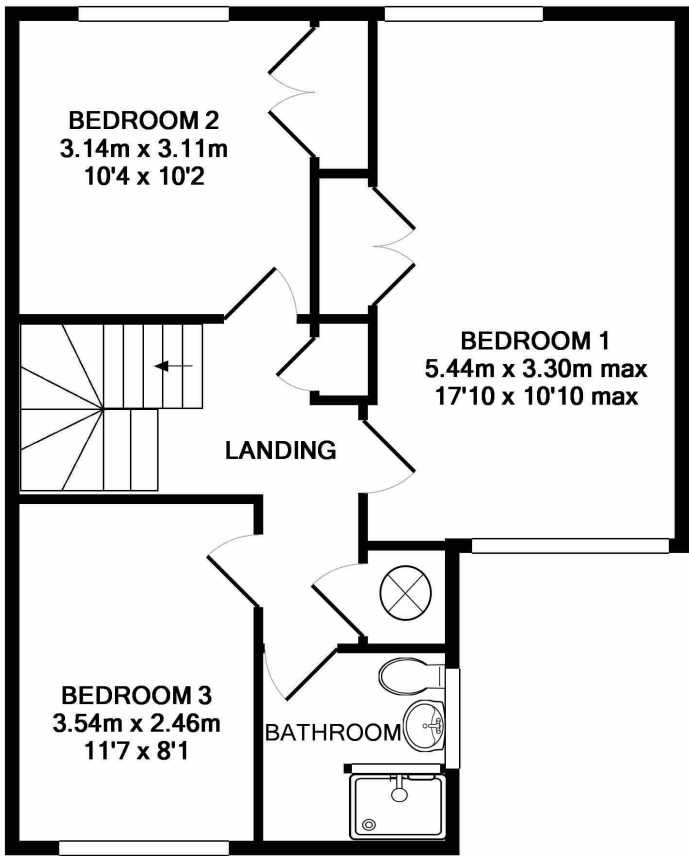


www.mervynsmith.com

FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 53.5 SQ.M.
(576 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 52.1 SQ.M.
(561 SQ.FT.)

TOTAL APPROX. FLOOR AREA 105.6 SQ.M. (1137 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2019

ENTRANCE PORCH:

Double glazed entrance door leading through to...

ENTRANCE HALL:

Opaque double glazed side window, laminate floor, door to

GROUND FLOOR CLOAKROOM:

WC, wash hand basin, tiled walls, heated towel rail.

DOUBLE ASPECT LOUNGE: Abt. 17 ft 11 x 12 ft 4 (5.47m x 3.75m)

Double glazed window to front aspect, double glazed rear sliding doors to garden, laminate floor, open to dining room.



DINING ROOM: Abt. 10 ft 2 x 10 ft 2 (3.11m x 3.10m)

Double glazed sliding doors to garden, laminate floor.



INNER LOBBY with door to heating unit cupboard and door to further deep understair store cupboard.

KITCHEN: Abt. 11ft 4 x 7 ft 6 (3.46m x 2.28m)

Range of fitted units at eye and base level, tile splashbacks, inset one and a half bowl sink unit, inset hob, inbuilt oven, space for fridge/freezer, double glazed window to front, open to

UTILITY: Abt. 8 ft 7 x 6 ft max (2.62m x 1.82m max)

Spaces and plumbing for washing machine and dishwasher, fitted cupboards, worktop, electric radiator, opaque sliding double glazed door to **OUTER LOBBY** with further double glazed door to exterior.



STAIRCASE FROM LOUNGE TO FIRST FLOOR LANDING:

Balustrade, door to airing cupboard with hot water cylinder and slatted shelving over, trap door to loft, door to storage cupboard. .

DOUBLE ASPECT BEDROOM ONE: Abt. 17 ft 10 x 10 ft 10 max (5.44m x 3.30 max)

Double glazed windows to both front and rear aspects, double doors to inbuilt wardrobe cupboard in addition to given room dimensions.



BEDROOM TWO: Abt. 10 ft 4 x 10 ft 2 (3.14m x 3.11m)

Double glazed window to rear aspect, double doors to inbuilt wardrobe cupboard in addition to given room dimensions.



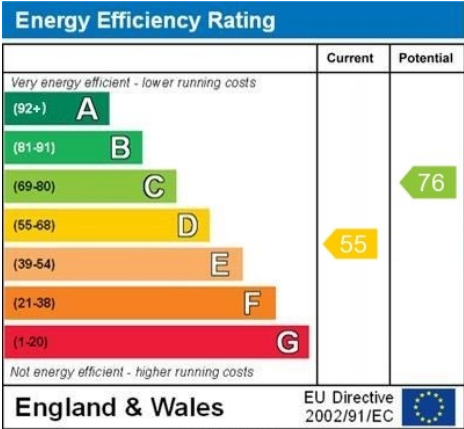
BEDROOM THREE: Abt. 11 ft 7 x 8 ft 1 (3.54m x 2.46m)

Double glazed window to front aspect.



BATHROOM:

Wash hand basin, double glazed frosted fanlight windows, heated towel rail, WC, walk in shower area with glass screen.



OUTSIDE:

FRONT GARDEN: Grassed with borders

REAR GARDEN:

Paved to immediate rear of house, main area grassed with borders, shed, rear access gate.



GARAGE: No 331

In a battery to the left rear of the garden with vehicular approach off Breamwater Gardens.



Council Tax —Band E

Energy Rating—Band D

REF : 2435

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.