

# HAM FARM ROAD

**£1,750,000 : FREEHOLD**



**HAM FARM ROAD, RICHMOND UPON THAMES, SURREY, TW10 5NA**



**Distinctive Mid Century Single Storey Three Double Bedroom 2 Bathroom House with Detached Garage plus self contained Studio Annex with independent access on an expansive corner plot in a prestige road.**

The houses in Ham Farm Road were developed by leading architects of the period. No.33 was designed by Lesley Gooday, best known locally for his Grade 11 listed swimming pool complex at Pools On The Park, Richmond. No 33 is a building of townscape merit. The later 1960s creation of the annex, known as No.35, also involved Eric Lyons, whose first important Span development at Parkleys is just beyond this plot. The house is included within the Parkleys Conservation Area (Richmond Borough No.67).

The Annex has a separate address registered for council tax when it was rented out, although it has no independent services and the whole plot is not subdivided at the Land Registry. Therefore if preferred the property could be remodelled into one larger house & garden. Planning permission has been granted to extend further with drawings by architect William Smalley.

The central feature of the main house is the super lounge/dining room over 21 ft x 20 ft at max with vaulted ceiling and floor to ceiling windows overlooking the rear garden. The front master suite extension was added in 1988.

The house retains most of its original feel and inventory and requires general renovation, though it has a contemporary central heating and hot water system with Worcester boiler and Gledhill heat store.

The original Land Title quotes a front to rear depth on the northern boundary as 155ft and the max width on the eastern flank at 64 ft. The gross internal floor area of the house and studio is approx. 1800sq ft. over a single storey.

Off street Parking on a driveway to the garage.

The plot is opposite Ham Common Woods leading to Ham Gate into Richmond Park. The other end of the road opens onto Ham Common with its traditional village pond, pub, and cricket square. There are local shops and buses on Ham Parade and a choice of sought after nearby schools including Ofsted Outstanding Grey Court, the Kingston Academy, the German School and high achieving Tiffin Girls.



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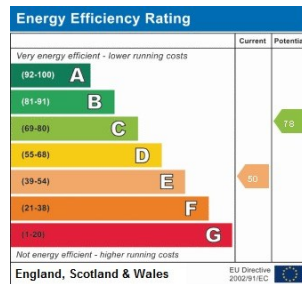
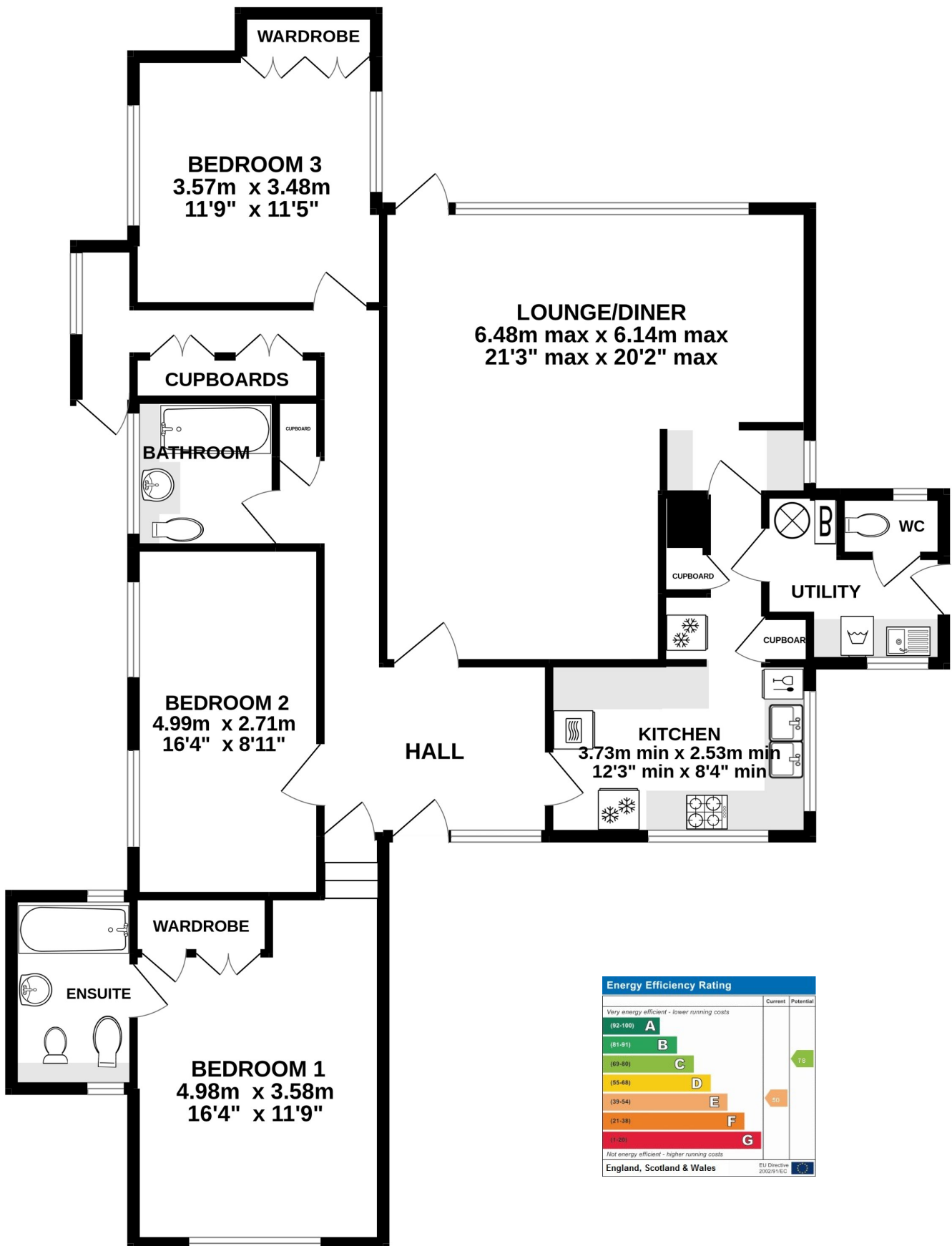


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# MAIN HOUSE : 33 HAM FARM ROAD

GROUND FLOOR  
133.0 sq.m. (1432 sq.ft.) approx.



TOTAL FLOOR AREA : 133.0 sq.m. (1432 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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**FRONT ENTRANCE :**

Glazed entrance door into ...

**HALL:**

Wide reception area with front window and radiator. The hall continues to the rear with a cupboard and then turns to the left with a range of inbuilt cupboards and on through to a **SIDE ENTRANCE LOBBY :** with shelving, side window and side entrance door.



**LOUNGE/DINING ROOM:** Abt. 21ft 3 max x 20 ft 2 max (6.48m max x 6.14m max)

Entrance door off the reception hall, radiators, rear vaulted ceiling and floor to ceiling windows overlooking the garden with glazed door to the garden. The room returns to the kitchen on the right side via a study area with floating wall cabinets and side window.









**KITCHEN:** Abt 12ft 3 min x 8ft 4 min (3.73m min x 2.53 min)

Fitted units at eye and base level, worktops, tile splashbacks, inset double bowl sink unit, inset gas hob, inbuilt double ovens, space for dishwasher, space for upright fridge freezer, window to side and floor to ceiling window to front garden. Rear lobby area in addition to stated room size with cupboards to each side, recess for further fridge freezer, glazed door into lounge/dining room and side door into ...

**UTILITY:**

Tiled floor, services recess housing wall mounted Worcester Greenstar condensing boiler and Gledhill hot water store, utility area with ceramic sink and drainer, space for washing machine, window, side access door and door to

**CLOAKROOM:**

WC and rear window.





**FRONT MASTER BEDROOM 1:** Abt. 16ft 4 x 11ft 9 (4.98m x 3.58m)

Secondary glazed window to front, radiator, additional dimplex heater, doors to inbuilt wardrobes, door through into ...

**EN SUITE:**

Tile panel enclosed bath, wash hand basin, WC, bidet, heated towel rail, windows to both front and rear.



**SIDE BEDROOM 2:** Abt 16 ft 4 x 8 ft 11 (4.99m x 2.71m)

Two windows to side aspect with sliding secondary glazing, radiator cabinet.





**REAR BEDROOM 3:** Abt 11 ft 9 x 11 ft 5 (3.57m x 3.48m)

Side window to garden and fanlights to the opposite side, radiator, twin double doors to wardrobes in addition to stated room dimensions.



**BATHROOM:**

Tile panel enclosed bath, shower and screen over bath, wash hand basin in tiled shelf, WC, tiled walls, heated towel rail, frosted window.





## **OUTSIDE:**

The plot is listed on its Title Plan as being 155' at its maximum depth on the northern boundary with a maximum width of 64' at its eastern edge. The plot is not fully rectangular and has an inset curved edge to its south western corner. A section of the rear garden has been fenced off to create a separate garden area for No. 35.

### **FRONT:**

Grassed to right and planted to left, borders and trees, shingle driveway with off street parking to

**GARAGE:** with up and over door to front, personal door to side.

### **PAVED SIDE AREA:**

With workshop and round to ....

### **REAR GARDEN:**

Mainly grassed with borders.



**COUNCIL TAX:** Band G

**ENERGY RATING:** Band D

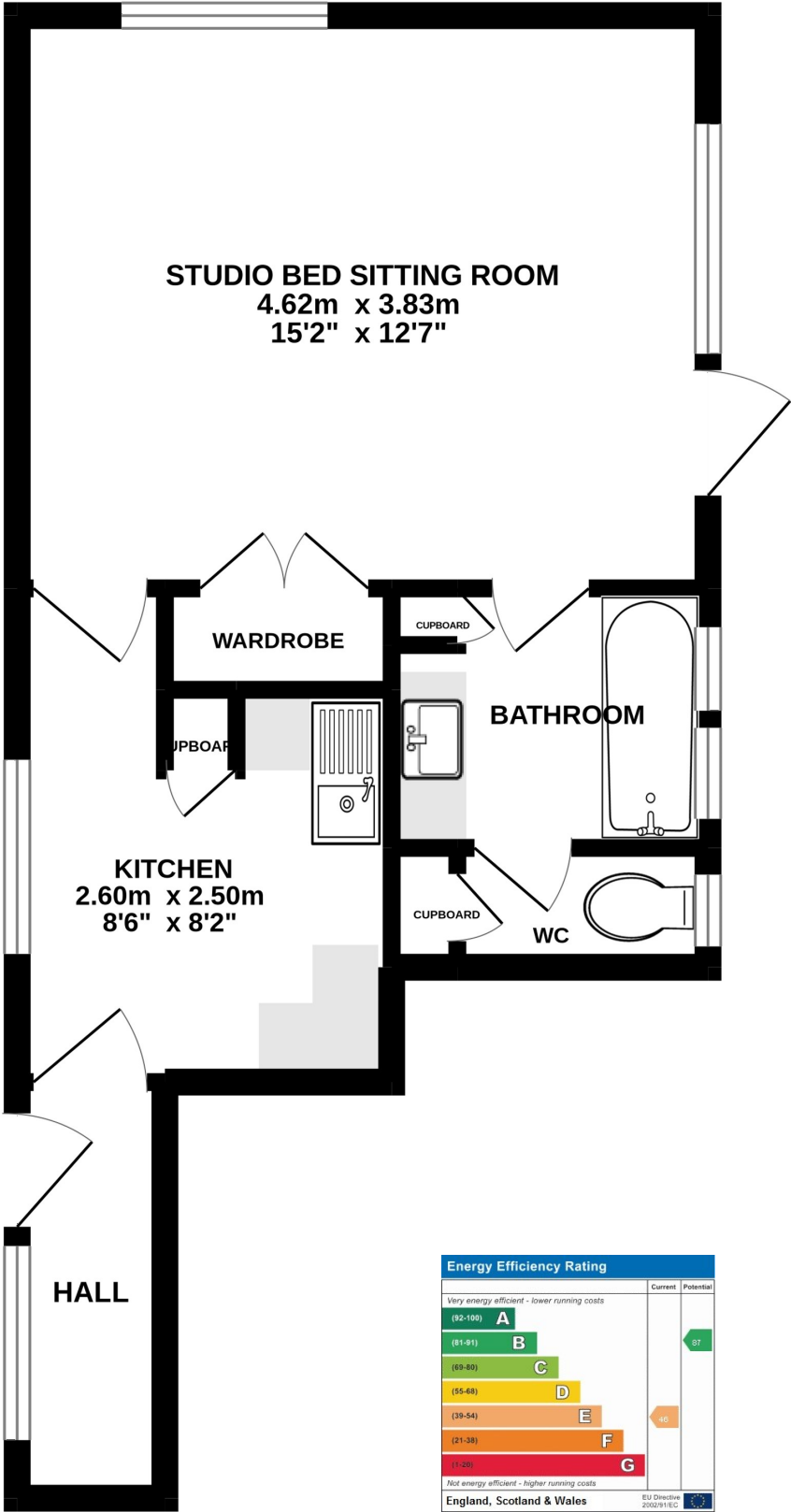






STUDIO ANNEX : 35 HAM FARM ROAD

GROUND FLOOR  
34.2 sq.m. (368 sq.ft.) approx.



TOTAL FLOOR AREA : 34.2 sq.m. (368 sq.ft.) approx.

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## STUDIO ANNEX : 35 HAM FARM ROAD

A Single Storey Annex with its own entrance door off Ham Farm Road and its own fenced garden area.  
It is registered separately for Council Tax and is rated Band B





**FRONT PORCH:**

Glazed entrance door into ...

**HALL:**

With window to front and door into ...

**KITCHEN: Abt 8 ft 6 x 8 ft 2 (abt 2.60m x 2.50m)**

Sink unit, cupboard, worktops and tile splashbacks, spaces for appliances, window to front, door into ..





**BED SITTING STUDIO ROOM:** Abt. 21ft 3 max x 20 ft 2 max (6.48m max x 6.14m max)

Double aspect room with rear and side windows to the garden, radiator, access door out to garden, double doors to inbuilt wardrobe cupboards in addition to quoted room dimensions. Door to ...





**BATHROOM:**

Panel enclosed bath, radiator, sink inset in vanity shelf, door to cupboard, two frosted windows, door to ..

**CLOAKROOM:**

WC, frosted window, radiator.

**GARDEN:**

Accessed off the studio room or directly from the exterior by a gate to the left of the main entrance porch. The garden is mainly grassed with borders.

**REF: 2446**

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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