

HAM, RICHMOND

£775,000 * FREEHOLD



DUKES AVENUE, HAM, RICHMOND UPON THAMES, TW10 7YH



A CHARACTER 3 BEDROOM 1930s SEMI DETACHED HOUSE with a generous plot to the side and rear offering opportunities to remodel and extend (stpc).

Other similar houses on the avenue have extended to the loft, side and rear.

Sunny SOUTHERLY FACING REAR GARDEN with apple trees, blackberries, vine, pond and garden sheds. To the rear side is a dropped kerb and double gates allowing off street parking or the addition of a garage if required. The side plot is about 5.5 to 6 m across from the side of the house though two trees on the outer side have protection orders.

Two receptions and ADDED DOUBLE GLAZED CONSERVATORY with French doors to the garden.
1st floor of two double bedrooms, single bedroom and generous size bathroom.

Located within easy reach of the open spaces of Ham Riverside Lands and the cycle & pedestrian bridge over the river at Teddington Lock. The house is also near the cycle route up to Richmond Park.

Nearby local shops include a Tesco Express, Post Office, pharmacy and Swiss bakery. Moments from bus services to both Kingston and Richmond.

Near a choice of nurseries and primary schools and within reach of Ofsted 'Outstanding' rated Grey Court School and the German School.

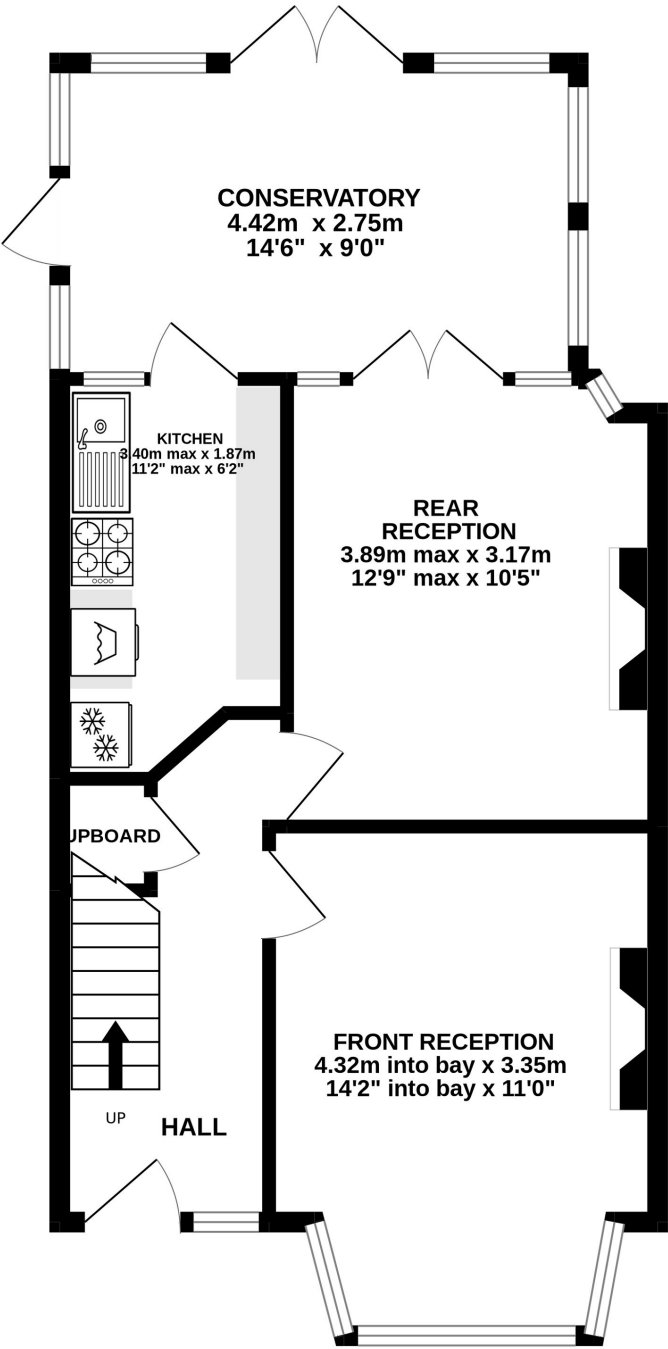


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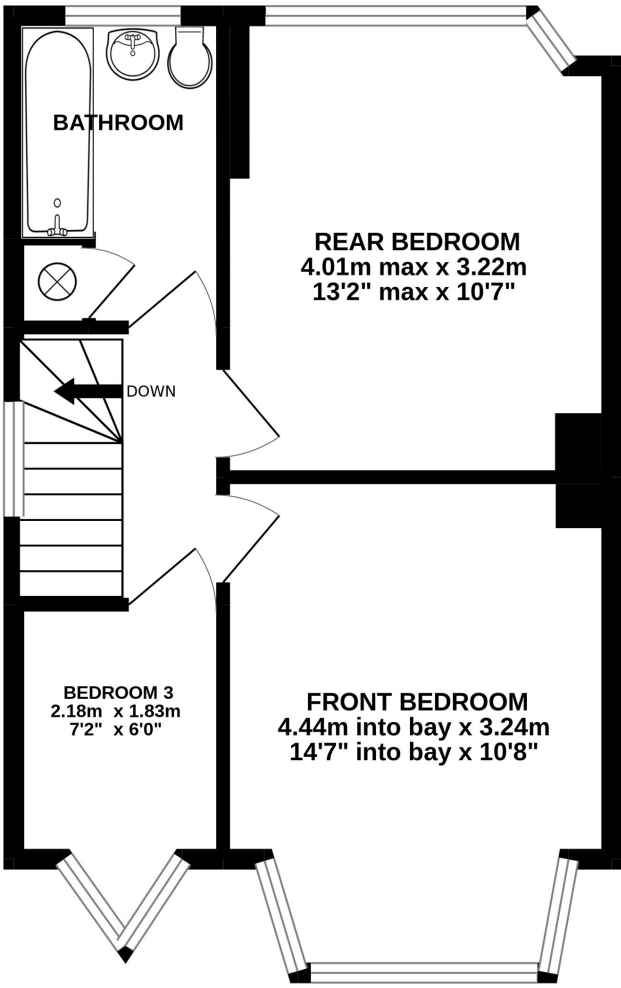


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GROUND FLOOR
51.8 sq.m. (558 sq.ft.) approx.

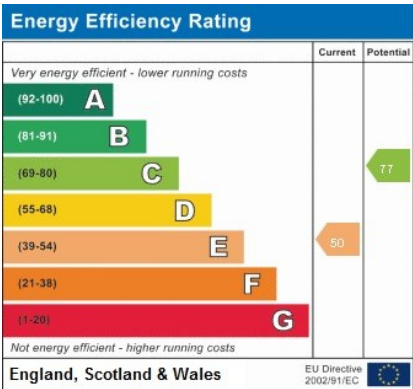


1ST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 91.8 sq.m. (989 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 part glazed front entrance door into...

ENTRANCE HALL:

Frosted window to front, radiator, picture rail, door to understair storage cupboard.

FRONT RECEPTION: Abt 14 ft 2 into bay x 11 ft (4.32m into bay x 3.35m)

Canted double glazed bay window to front aspect, radiator, fireplace with mantelpiece and marbled surround and hearth, fitted bookshelving to each side, coving.



REAR RECEPTION: Abt 12 ft 9 x 10 ft 5 (3.89m x 3.17m)

Half bay to rear with windows and French doors to conservatory, radiator, fitted gas fire in fireplace with mantelpiece and hearth, fitted bookshelving to each side, picture rail.



KITCHEN: Abt 11 ft 2 x 6 ft 2 (3.41m max x 1.87m)

Fitted units at eye and base level, spaces for cooker, washing machine and fridge-freezer, sink unit, quarry tile floor, rear window and door to conservatory.



CONSERVATORY: Abt 16 ft 6 x 9 ft (4.42m x 2.75m)

Double glazed windows to sides and rear, double glazed door to side and French doors to rear.



Staircase from Hall to 1st FLOOR LANDING:

Balustrade, trap door to loft, frosted side window.

FRONT BEDROOM 1: Abt. 14 ft 7 into bay x 10 ft 8 (4.44m into bay x 3.24m)

Canted doubled glazed bay window to front aspect, radiator, picture rail.



REAR BEDROOM: Abt. 13 ft 2 max x 10 ft 7 (4.01m max x 3.22m)

Double glazed half bay to rear garden aspect, picture rail, radiator.



FRONT BEDROOM 3: Abt. 7 ft 2 x 6 ft (2.18m x 1.83m)

Front double glazed oriel bay window, radiator, picture rail.



BATHROOM:

Tile panel enclosed bath, folding shower screen, pedestal wash hand basin, WC, part tiled walls, cast iron style radiator and heated towel rail, door to airing cupboard housing hot water cylinder, frosted double glazed window.



OUTSIDE:

FRONT GARDEN:

Established trees and bushes, lamp post with working light, fence across to the side of the house with gate into side area.

SIDE AREA :

Mainly paved, outside tap, two sheds, side access gate to Beaufort Road. This section is approx. 5.5 to 6m across from the side of the house but the sycamore and the horse chestnut tree to the flank side of the plot have protection orders.



REAR GARDEN:

Main area grassed with apple trees, grapevine and pond.



Dropped kerb and double gates to rear side off Beaufort Road into rear area for potential off street parking or garage.
This section currently has a shed and blackberry bush.



REF: 2451

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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