

HAM, RICHMOND

£750,000 * FREEHOLD



KINGFISHER DRIVE, HAM, RICHMOND, SURREY, TW10 7UD



Bright and well presented 3 STOREY TOWNHOUSE in a requested location backing onto Riverside Drive with rear views towards Ham Riverside Lands.

The remodelled flexible accommodation provides a SELF CONTAINED GROUND FLOOR ANNEX with underfloor heating, studio reception/bedroom over 25 ft, well appointed modern kitchen and shower room. The ground floor also has an added DOUBLE GLAZED CONSERVATORY.

The 1st floor offers airy double aspect living space with a front lounge over 16 ft square, rear dining area and a kitchen. The 2nd floor has 2 double bedrooms with inbuilt wardrobes, 3rd single bedroom and family bathroom.

Off street parking to the front.

Double glazed throughout.

Near local shops at St Richards Square including a Tesco Express, Swiss bakery, Post Office and Pharmacy. Near to bus services to Richmond or Kingston.

Within reach of Ofsted Outstanding Grey Court School and close to a choice of primary schools and nurseries.

The property is moments from the open spaces of the Riverside Lands and the path to Teddington Lock with its pedestrian and cycle bridge over the river.

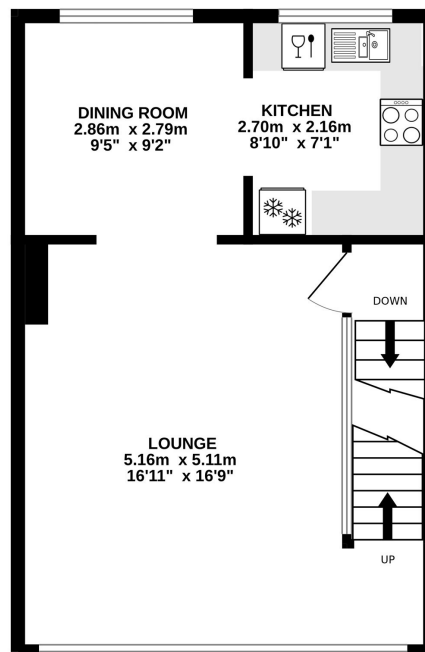


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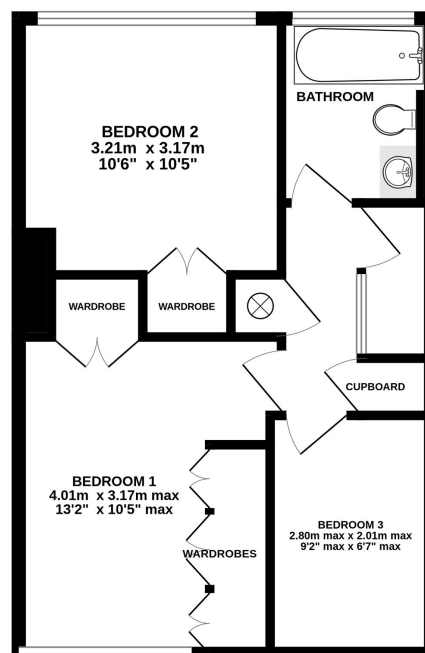


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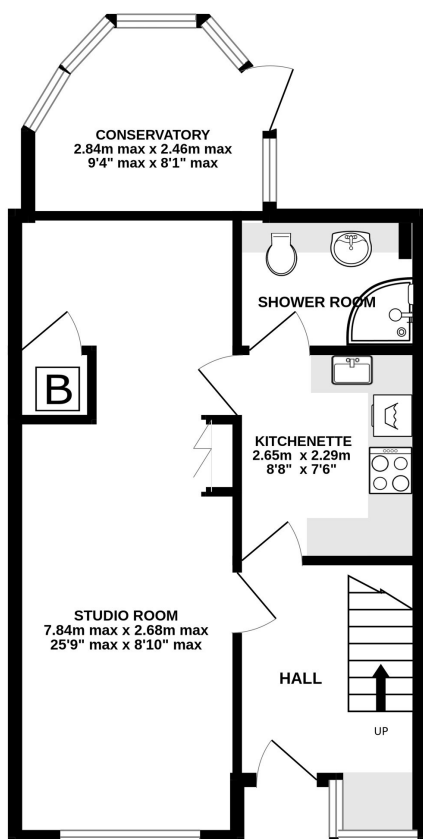
1ST FLOOR
41.4 sq.m. (445 sq.ft.) approx.



2ND FLOOR
41.1 sq.m. (442 sq.ft.) approx.



GROUND FLOOR
45.4 sq.m. (489 sq.ft.) approx.



TOTAL FLOOR AREA : 127.8 sq.m. (1376 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 & HALL:

Exterior recycling cupboard, uPVC entrance door, display shelf, frosted double glazed windows, tile flooring with underfloor heating, spotlights, understairs storage space, door to left into studio room, door ahead into kitchenette

STUDIO RECEPTION/BEDROOM: Abt : 25 ft 9 max x 8 ft 10 max (abt. 7.84m x 2.68m max)

Front double glazed windows, laminate flooring with underfloor heating, coving, meter cupboard, boiler cupboard, rear double glazed patio doors to conservatory.



CONSERVATORY: Abt : 9 ft 4 max x 8 ft 1 max (abt. 2.84m max x 2.46m max)

Double glazed windows and door to garden, tiled flooring with underfloor heating.



KITCHENETTE: Abt : 8 ft 8 x 7 ft 6 (abt. 2.65m x 2.29m)

Units at eye and base level, worktops, mosaic tile splashbacks, inset washing bowl, inset electric hob, inbuilt electric oven, spaces for fridge freezer and washing machine, tile floor with underfloor heating.



BATHROOM:

Walk in corner shower enclosure, frosted double glazed fanlight window, tile floor with underfloor heating, WC, wash hand basin, heated towel rail.



STAIRCASE FROM HALL TO FIRST FLOOR: Glazed door into ...

LOUNGE: Abt : 16 ft 11 x 16 ft 9 (abt. 5.16m x 5.11m)
Room width double glazed windows to front, rear arch to dining area.



DINING AREA: Abt : 9 ft 5 x 9 ft 2 (abt. 2.86m x 2.79m)

Double glazed windows to rear, arch to kitchen.



KITCHEN: Abt : 8 ft 10 x 7 ft 1 (abt. 2.70m x 2.16m)

Double glazed window to rear, units fitted at eye and base level, worktops, tile splashbacks, inset one and a half bowl sink unit, inset hob, inbuilt oven, spaces for dishwasher and fridge freezer.



STAIRCASE FROM LOUNGE AREA TO 2nd FLOOR :

Glazed door to inner landing, door to airing cupboard with hot water cylinder, door to over stair cupboard, trap door to loft.

BEDROOM ONE: (front) Abt: 13 ft 2 x 10 ft 5 max (abt. 4.01m x 3.17m max)

Double glazed windows to front, three double doors to fitted wardrobe cupboards, double doors to additional inbuilt wardrobe cupboard.



BEDROOM TWO: (rear) Abt. 10 ft 6 x 10 ft 5 (abt. 3.21m x 3.17m)

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



BEDROOM THREE: (front) Abt : 9 ft 2 max x 6 ft 7 max (abt. 2.80m max x 2.01m max)

Double glazed window to front aspect, dimensions reduced to one corner by shelf.



BATHROOM:

Panel enclosed bath, shower rail and curtain, tiled walls, heated towel rail, wash hand basin on shelf with cabinet under, tiled floor, WC, double glazed windows.



OUTSIDE:

FRONT:

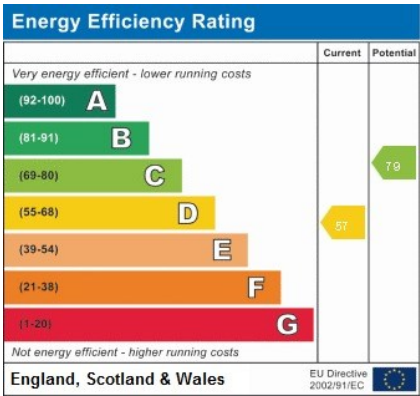
Off street parking on own driveway,

REAR PATIO: Paved with rear trellis and access gate.



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

ENERGY EFFICIENCY BAND: **D**



REF: 2503

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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