

HAM, RICHMOND

£695,000 : FREEHOLD



MAGUIRE DRIVE, HAM, RICHMOND UPON THAMES, SURREY, TW10 7XX



A 3 BEDROOM END OF TERRACE HOUSE with an added Conservatory and OFF STREET PARKING.

Located in a residential crescent within reach of the riverside and the pedestrian and cycle bridge at Teddington Lock.

**Ground floor cloakroom and 1st floor family bathroom.
Roomy double aspect lounge/diner over 17 ft x 13 ft with fireplace.
Spacious kitchen with fitted units, oven, separate grill, hob, fridge and freezer.
Two double bedrooms to the rear both with inbuilt wardrobe cupboards.
Generous 3rd bedroom over 8 ft x 7ft.**

Gas central heating system with an efficient Worcester Greenstar condensing boiler : Double glazed throughout.
Added double glazed porch.

*Near to the 371 and K5 bus services and a choice of primary schools and nurseries.
The property is also within reach of Ofsted Outstanding Grey Court School and the German School.
There is a choice of local shops at Ham Parade and St Richards Square.*

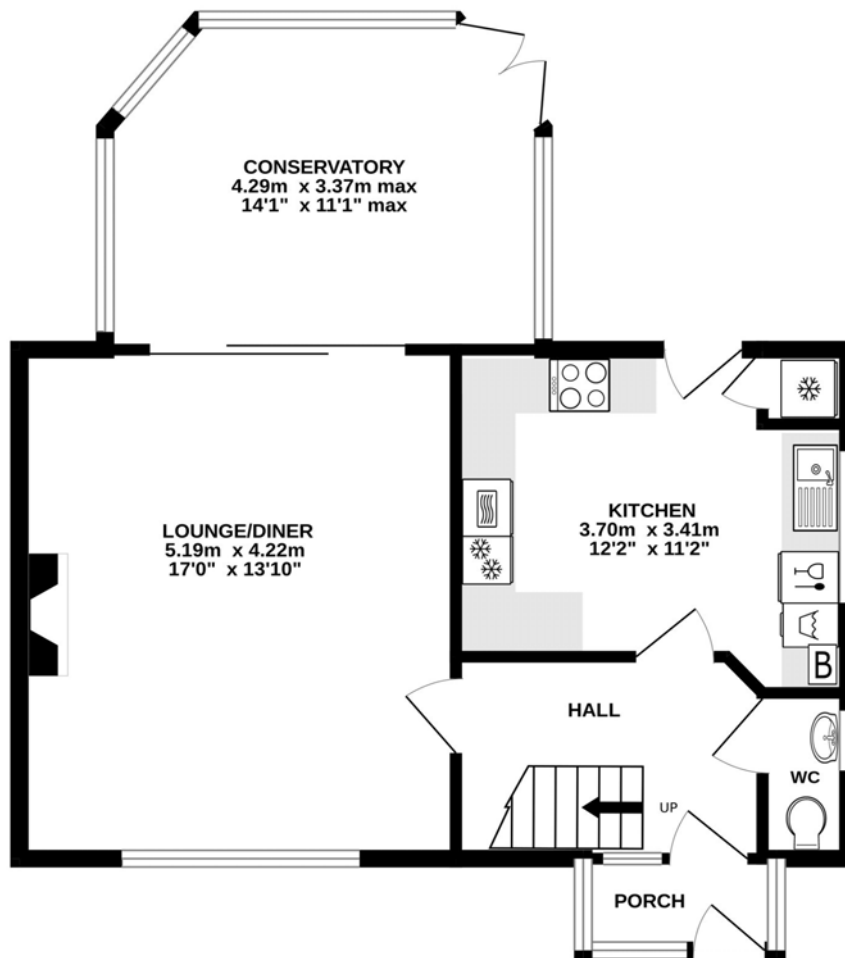


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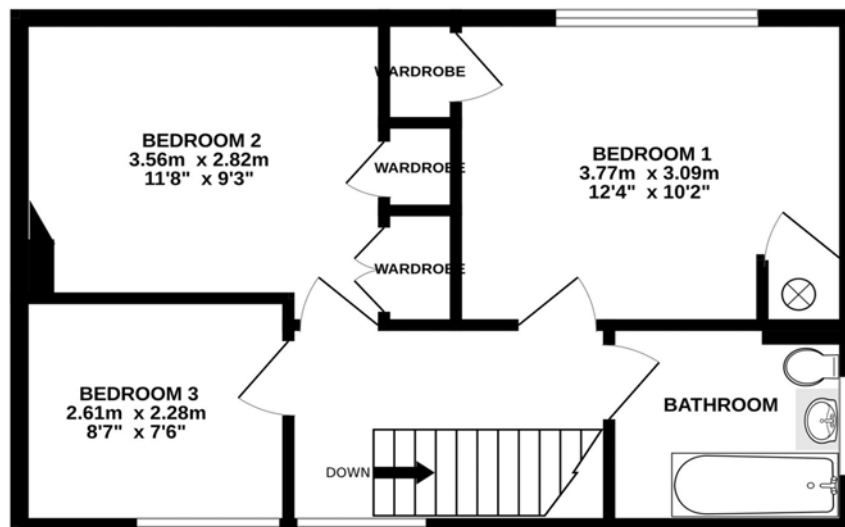


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GROUND FLOOR
57.0 sq.m. (613 sq.ft.) approx.



1ST FLOOR
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 98.8 sq.m. (1064 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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PORCH:

Double glazed entrance door and windows to three sides, quarry tile floor. Further double glazed door into ...

HALL:

Double glazed front window, radiator, coving, understair storage space, door to

GROUND FLOOR CLOAKROOM:

Double glazed frosted window to side, WC, wash hand basin, tiled wainscoting, coving, radiator.



KITCHEN: Abt. 12 ft 2 x 11 ft 2 (3.70m x 3.41m)

Units fitted at eye and base level with worktops, inset one and a half bowl sink unit, inbuilt oven and separate grill, inset gas hob, spaces for dishwasher and washing machine, inbuilt fridge and freezer, cupboard concealing wall mounted Worcester Greenstar boiler, double glazed window to side and rear double glazed door to garden.



LOUNGE/DINER: Abt. 17 ft x 13 ft 10 (5.19m x 4.22m)

Double glazed window to front aspect, fireplace with brick surround and hearth and wood mantelpiece, two radiators, double glazed sliding doors to rear into conservatory.





CONSERVATORY Abt. 14 ft 1 x 11 ft 1max (4.29m x 3.37m max)
Double glazed windows and French doors to garden.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Balustrade, trap door to loft, double glazed window to front, radiator.

BEDROOM 1: Abt. 12 ft 4 x 10 ft 2 (3.77m x 3.09m)

Double glazed bay window to rear aspect, radiator, door to inbuilt wardrobe cupboard, door to airing cupboard with hot water cylinder.



BEDROOM 2: Abt. 11 ft 8 x 9 ft 3 (3.56m x 2.82m)

Double glazed bay window to rear garden aspect, radiator double doors to inbuilt wardrobe cupboard, door to additional cupboard.



BEDROOM THREE: Abt 8 ft 7 x 7 ft 6 (2.61m x 2.28m)

Double glazed window to front aspect, radiator.



BATHROOM:

Tile panel enclosed bath, shower screen and shower over, pedestal wash hand basin, WC, radiator, frosted double glazed window, part tiled walls.



OUTSIDE:

FRONT: Dropped kerb to paved off street parking and borders.

SIDE: Side gate to access passage with outside tap round to

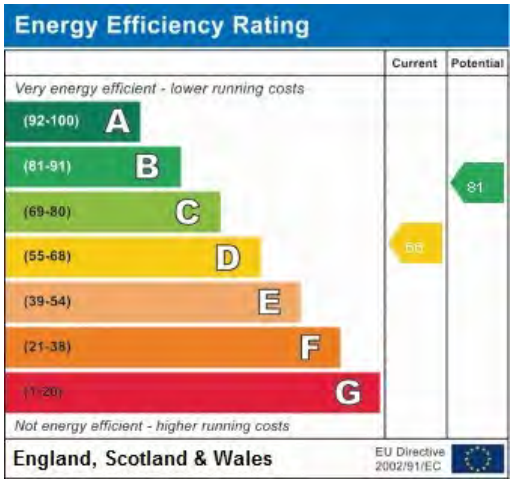
REAR GARDEN: paved patio to immediate rear of house, main garden planted, garden shed.





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

ENERGY EFFICIENCY BAND : Band D



REF : 2535

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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