

HAM, RICHMOND

£775,000 * FREEHOLD

**MERVYN
SMITH**
ESTATE AGENTS

LAKE GARDENS, HAM, RICHMOND UPON THAMES, TW10 7SJ



REMODELLED AND UPGRADED 4 BEDROOM 2 BATHROOM TOWNHOUSE OFFERING OVER 1300 SQ FT OF SPACE.

High energy efficiency rating in BAND B. Solar Panels, double glazing, gas central heating system with Worcester Greenstar boiler, plus an ELECTRIC CAR CHARGING POINT to the front parking driveway.

Super open plan kitchen/dining/family room over 16 ft x 15 ft at max including appliances, island unit, and oak flooring. Doors to the pretty private garden with jasmine, wild rose and plum tree plus lockable shed with light and bike rack. A gate off the rear of the private garden leads immediately out onto a lovely bonus shared garden area.

The ground floor also provides hall, bathroom with walk in shower plus a store/utility area with front up and over door.

Bright 1st floor lounge over 16 ft x 13 ft with woodblock floor + generous rear double bedroom also 16 ft across.

Top floor family bathroom, 2 double bedrooms with fitted wardrobes plus generous single bedroom/office.

In a leafy tree lined road moments from the open spaces of Ham Riverside Lands, the TYM Marina and other sports facilities, allotments and children's playground and on via Riverside Drive and Ham Street to Ham House (NT) and the riverside.

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

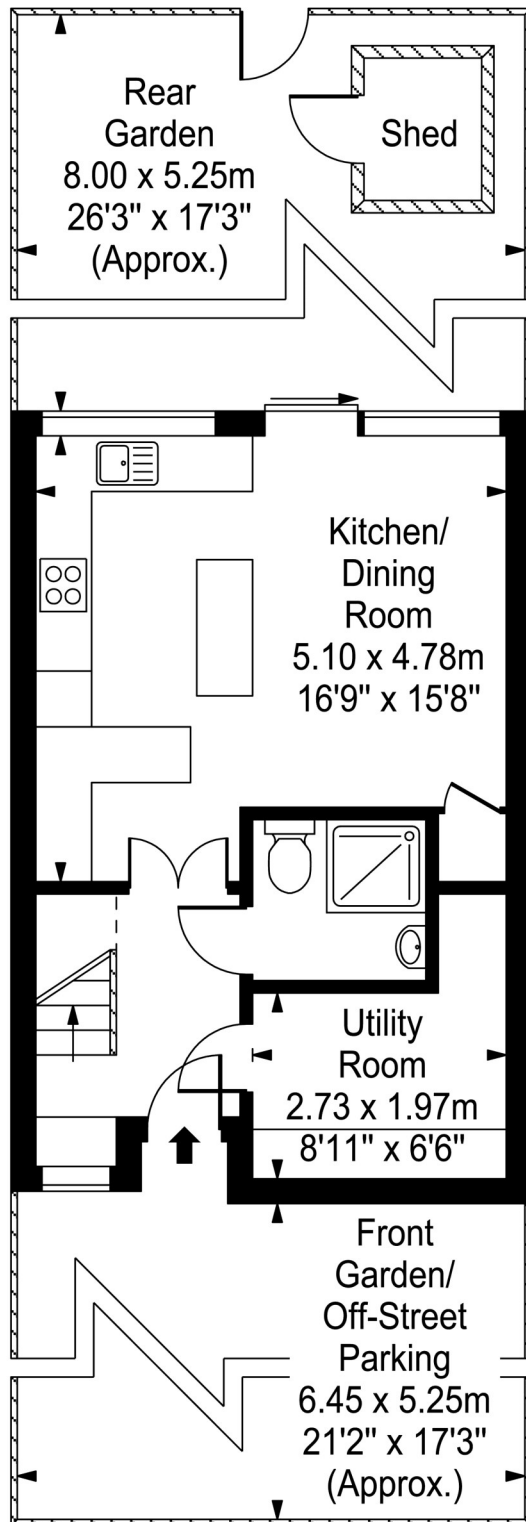
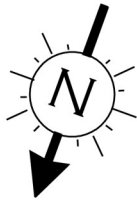
Near local shops including a Tesco Express, Post Office, Swiss bakery, German Deli and pharmacies.

020 8549 5099

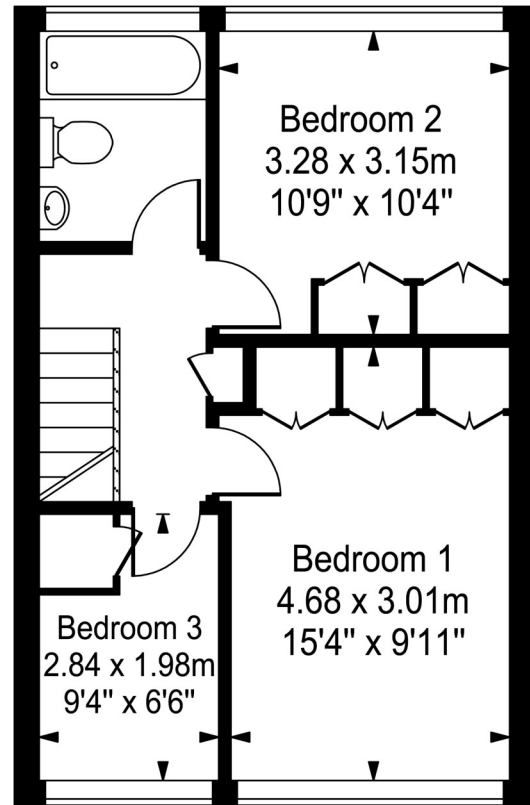
www.mervynsmith.co.uk

Lake Gardens

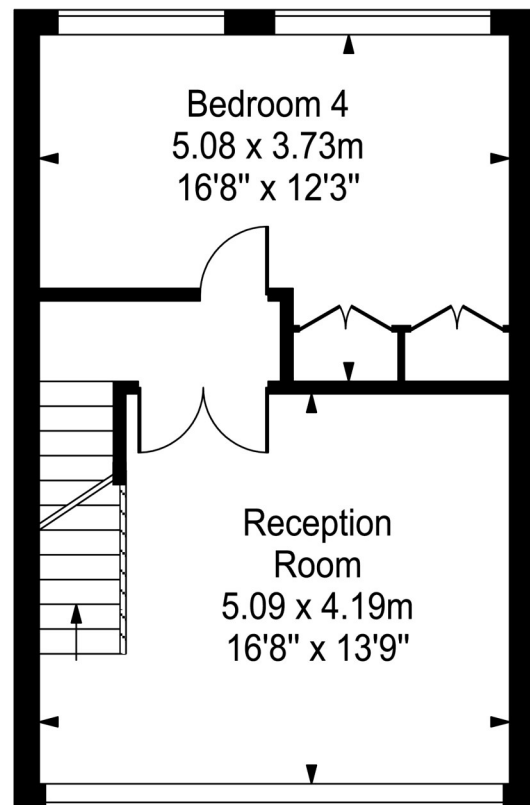
Approx. Gross Internal Area
121 Sq M - 1302 Sq Ft



Ground Floor



Second Floor



First Floor

Every attempt is made to assure accuracy, however
measurements are approximate and for illustrative purposes only. Not to scale.

Floor plan by www.frameworkphotos.co.uk

FRONT PORCH:

With entrance door and reeded glass windows.

ENTRANCE HALL:

With oak floor, radiator, understair store space, doors to shower room, utility room and double doors to kitchen/diner.



STORE/UTILITY ROOM: Abt 8 ft 11 x 6 ft 6 (2.73m x 1.97m)

Spaces for fridge/freezer, washing machine and dryer, striplight, up and over front garage door still available for access.

GROUND FLOOR SHOWER ROOM

Tiled walls and floor, WC, pedestal wash hand basin, bifold door to walk in shower enclosure, radiator.

REAR GROUND FLOOR KITCHEN/DINER/FAMILY ROOM



KITCHEN/DINER/FAMILY ROOM Abt 16 ft 9 x 15 ft 8 (5.10m x 4.78m)

Oak flooring, radiator, unts fitted at eye and base level plus fixed island unit, worktops, inset one and a half bowl sink unit, inset gas hob, inbuilt electric double oven, space for dishwasher, door to understair cupboard, Space for dining table and chairs, rear double glazed window and patio doors to the garden.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

LOUNGE: Abt. 16 ft 8 x 13 ft 9 (5.09m x 4.19m)

Double entrance doors, radiator, room width double glazed windows to front aspect, spotlights, woodblock flooring.



REAR 1st FLOOR BEDROOM 4: Abt. 16 ft 8 x 12 ft 3 (5.08m x 3.73m)

Two radiators. two double glazed windows to rear aspect, spotlights, twin double doors to inbuilt wardrobe cupboards with hanging and shelving.



STAIRCASE FROM LOUNGE TO SECOND FLOOR LANDING

Balustrade, airing cupboard with slatted shelving, trap door to loft with light and pull down ladder.

FRONT BEDROOM ONE: Abt. 15 ft 4 x 9 ft 11 (4.68m x 3.01m)

Radiator, double glazed room width windows to front aspect with fitted base level cupboards, three double doors to inbuilt wardrobe cupboards.



REAR BEDROOM TWO: Abt. 10 ft 9 x 10 ft 4 (3.28m x 3.15m)

Radiator, double glazed window to rear aspect, doors to fitted wardrobe cupboards.



FRONT BEDROOM THREE: Abt. 13' (3.96m) x 10'6 (3.20m)

Fitted desktop, overstair cupboard, radiator, double glazed window to front aspect.

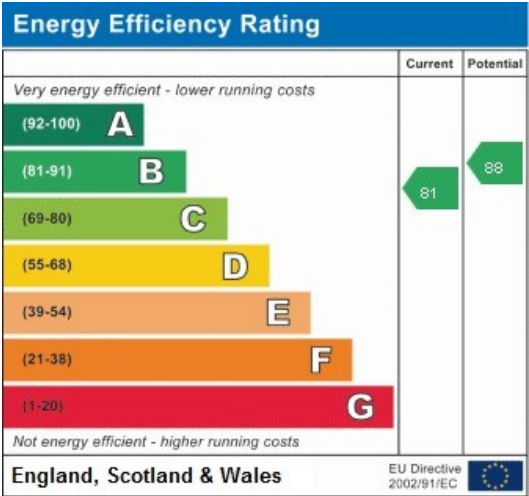


BATHROOM:

Tiled walls and floor, WC, pedestal wash hand basin, panel enclosed bath with shower screen and mixer, frosted double glazed window, mirrored doors to inset cupboards.



ENERGY EFFICIENCY RATING: Band B



OUTSIDE

FRONT: Off street parking on own driveway. Electric car charger point. Grassed area to side with floral border.

REAR GARDEN: Abt. 26 ft (8m)

Mainly paved with borders, jasmine, wild rose, plum tree, door to lockable store shed with lighting and bike rack, rear access gate out to further COMMUNAL GARDEN AREA.



COMMUNAL REAR GARDEN



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

SERVICE CHARGE: Prospective purchasers should note that although the property is freehold, there is an annual charge to the local residents association Ham Riverside Lands Ltd for the upkeep of communal areas. This is currently £499 from 26/3/2023 - 25/3/2024

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. An assessment has been carried out on this property and is available on request.

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