

HAM, RICHMOND

£675,000

SHARE OF FREEHOLD



HARDWICKE ROAD, HAM, RICHMOND, SURREY, TW10 7UB



Extended & Remodelled 3 DOUBLE BEDROOM 2 BATHROOM GROUND FLOOR MAISONETTE
with a PRIVATE REAR GARDEN and FENCED PARKING SPACE
+ direct access off the garden into a GARAGE ROOM with radiator, power, plumbing and double glazing.

The Land Registry Title Plan also includes the driveway approach to the car parking space and garage.

LONG LEASE of 999 YEARS from 1963 plus a Share of the Freehold

Front reception room with arch into a rear dining room and added **DOUBLE GLAZED CONSERVATORY**.
Side master suite extension with an 18ft bedroom, tiled en suite bathroom and direct access to patio & garden.
Two other double bedrooms and a tiled family bathroom.

EPC RATING BAND C -Double glazing and gas central heating with an efficient Worcester Greenstar boiler.

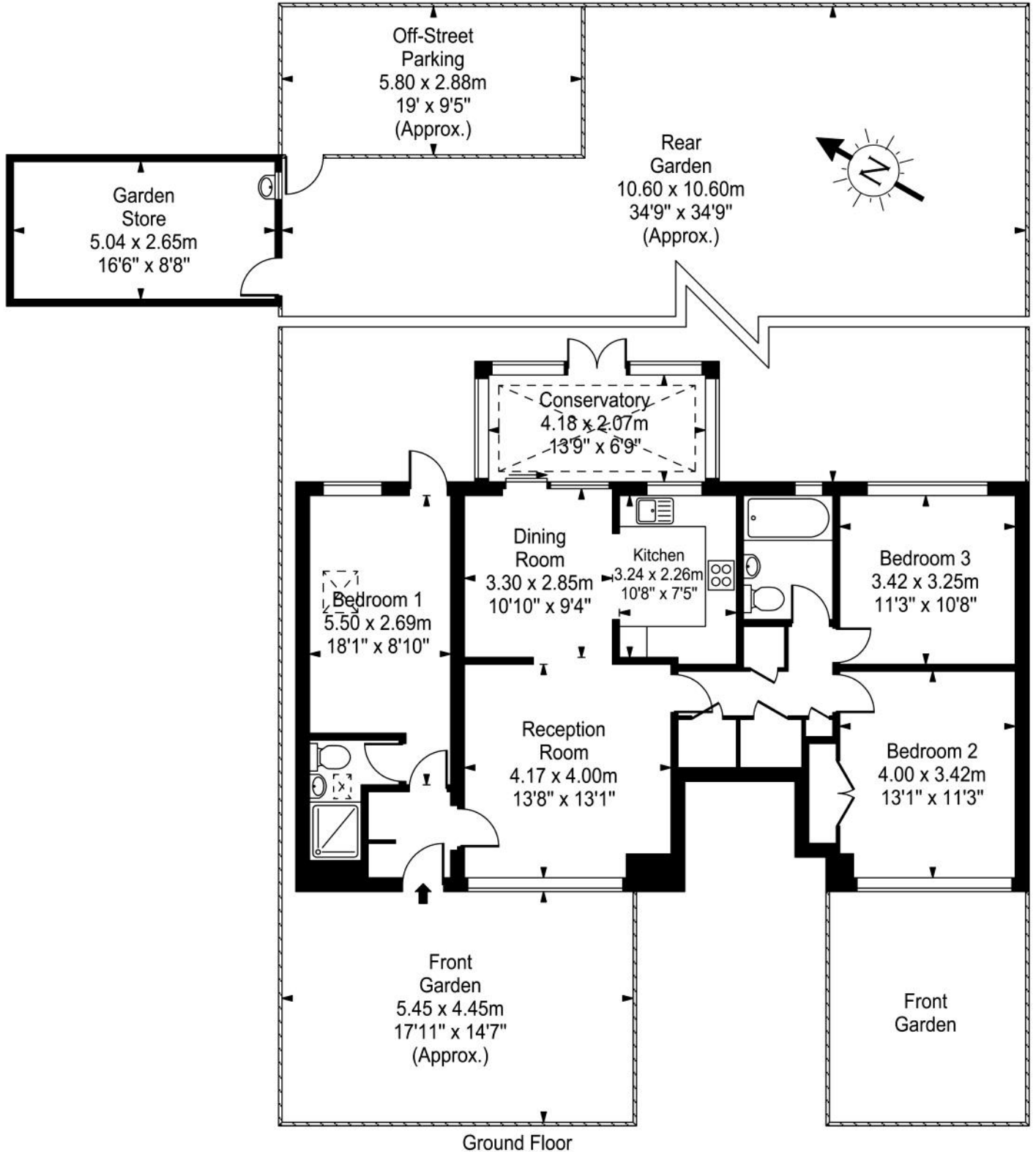
*Lovely location set back from road near the open spaces of Ham Riverside Lands and the path to Teddington Lock.
Within reach of Ofsted 'Outstanding' Grey Court School and a choice of nearby nurseries and primaries.
Near to buses and local shops including a Tesco Express, Swiss bakery, pharmacy and Post Office.*

0208 549 5099

www.mervynsmith.co.uk

Hardwicke Road

Approx. Gross Internal Area
105 Sq M - 1130 Sq Ft
(Excluding Garden Store)



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

HM Land Registry
Official copy of
title plan

Title number **TGL194969**
Ordnance Survey map reference **TQ1771NW**
Scale **1:1250**
Administrative area **Richmond upon Thames**

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ENTRANCE PORCH AND LOBBY:

uPVC entrance door, wood flooring, coatrack with cupboard over, radiator.

FRONT RECEPTION ROOM: Abt 13 ft 8 x 13 ft 1 (4.17m x 4m)

Double glazed windows to front, two radiators, arch to dining room.



DINING ROOM: Abt 10 ft 10 x 9 ft 4 (3.30m x 2.85m)

Double glazed sliding patio doors to conservatory, wood flooring, radiator, arch to kitchen.



KITCHEN: Abt 10 ft 8 x 7 ft 5 (3.24m x 2.26m)

Double glazed window, units at eye and base level, worktops, tile splashbacks, inset sink, inset gas hob with extractor hood over, inbuilt gas oven, space for washing machine, cupboard housing Worcester Greenstar condensing combi boiler.



CONSERVATORY: Abt 23 ft x 17 ft 8 max (7m x 5.39m max)

Double glazed windows, side door and rear French doors to garden, radiator.



MASTER SUITE (off the entrance lobby) comprising

BEDROOM: Abt 18 ft 1 x 8 ft 10 (5.50m x 2.69m)

Velux window, spotlights, radiator, double glazed window and door to rear garden.



EN SUITE:

Tiled floor and walls, walk in shower area, WC, pedestal wash hand basin.



INNER LOBBY: (off the reception room)

Doors to storage cupboards, additional store/meter cupboard.

FRONT BEDROOM: Abt 13 ft 1 x 11 ft 3 (4m x 3.42m)

Double doors to inbuilt wardrobe cupboard in addition to room dimensions. Radiator, double glazed window.



REAR BEDROOM: Abt 11 ft 3 x 10 ft 8 (3.42m x 3.25m)

Radiator, double glazed window.



FAMILY BATHROOM:

Tiled walls, panel enclosed bath with shower mixer, WC, wash hand basin with cabinets under, radiator, frosted double glazed window.



OUTSIDE :

FRONTAGE:

The property includes two gardens areas to the front, one in front of the reception room and the other to the front bedroom. The entrance side has a chippings bed, planted border, paving and fenced recycling area.



PRIVATE REAR GARDEN

Paved patio terrace with dwarf brick wall , main lawned area with borders, rear access gate to fenced car parking space.



GARAGE The property includes a garage No. 132. It is the end garage in a battery to the rear.

The garage can also be accessed via a personal door off the rear garden.

The garage has been altered into a room with double glazed door and window and has a radiator off the main central heating system, power and light and a worktop with a sink and water supply. The rear up and over garage door could be opened up again if preferred. To the rear of the garden is a fenced **PARKING SPACE**

The garage and parking space are approached via a hardstanding driveway off Simpson Road.

GROUND FLOOR
13.4 sq.m. (144 sq.ft.) approx.



COUNCIL TAX: BAND D (RICHMOND UPON THAMES)

ENERGY EFFICIENCY RATING : BAND C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE: Share of freehold with a lease of 999 years from 25th March 1963

GROUND RENT: There is no ground rent

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. As a guide to prospective buyers, we have been advised by the vendor regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact outgoings and obligations prior to any legal commitment to purchase. **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.*

**MERVYN
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