

HAM, RICHMOND

**MERVYN
SMITH**
ESTATE AGENTS

£ 699,950 : FREEHOLD

EVELYN ROAD, HAM, RICHMOND UPON THAMES, TW10 7HU



RENOVATION OPPORTUNITY AT THIS 2 BEDROOM END OF TERRACE VICTORIAN COTTAGE with the unusual advantage of a GARAGE to the rear with vehicular access directly out to the street.

SOUTHEASTERLY FACING REAR GARDEN.

Located in picturesque Evelyn Road which is an unspoilt period close in the Ham House Conservation Area. The garage emerges onto Ham Street which runs from the open spaces of Ham Common with its traditional village pond & cricket square down to the riverside at Ham House (NT).

The property requires general updating throughout but is offered with the advantages of Vacant Possession *and* NO ONWARD CHAIN.

Enhanced potential to create a loft room at this end house because its roof pitch is higher than others in the terrace. *Located very close to Ofsted 'Outstanding' Grey Court School plus nearby nurseries and primary schools.*

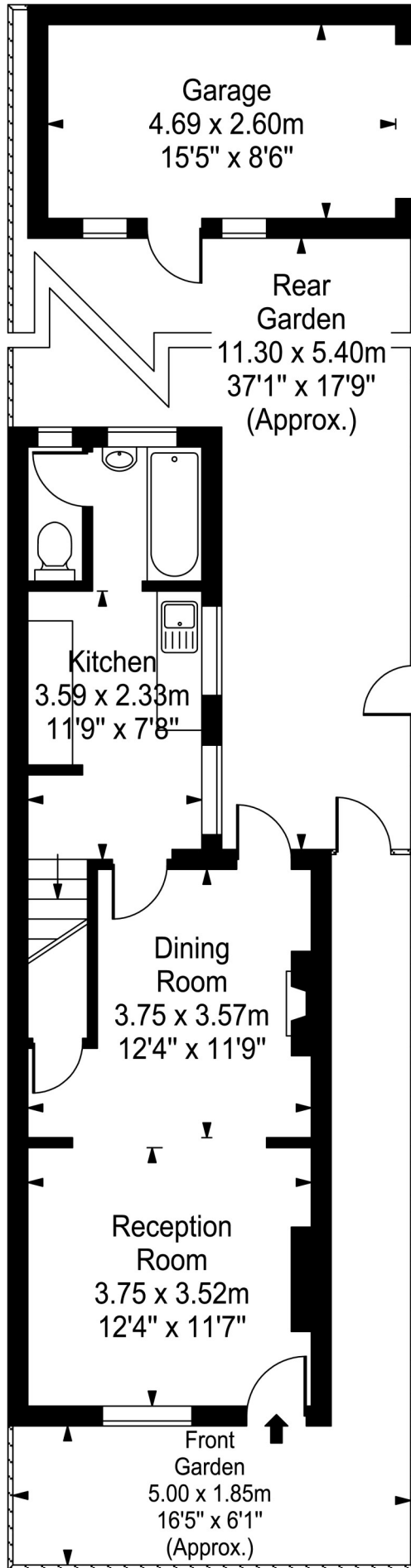
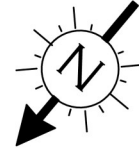
Near Ham Library, Ham Green, local shops and choice of buses into central Richmond and Kingston.

020 8549 5099

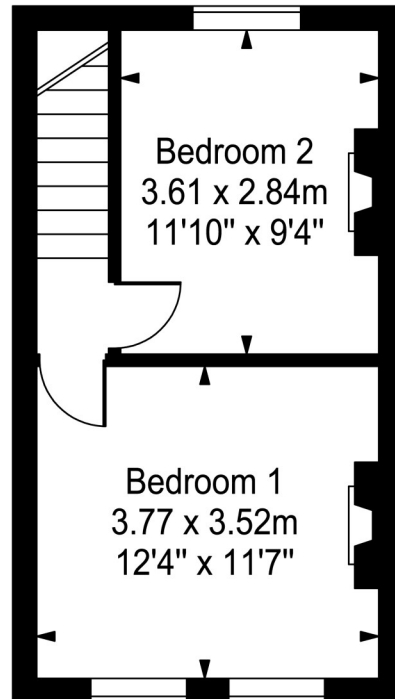
www.mervynsmith.co.uk

Evelyn Road

Approx. Gross Internal Area
68 Sq M - 732 Sq Ft
(Excluding Garage)



Ground 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

ENTRANCE:

Entrance door into

DOUBLE ASPECT LOUNGE/DINING ROOM Abt 23 ft 8 x 12 ft 4 (7.20m x 3.75m)

Front area - Double glazed window, radiator.

Rear area - Door to understairs store cupboard, fitted gas fire, radiator, double glazed door to garden.



KITCHEN: Abt 11 ft 9 x 7 ft 8 (3.59m x 2.33m)

Basic units fitted at eye and base level, inset sink unit, spaces for appliances, double glazed windows to side.



BATHROOM:

Panel enclosed bath, radiator, was hand basin frosted double glazed window, door to

CLOAKROOM:

WC, frosted double glazed window.



STAIRCASE TO FIRST FLOOR LANDING:

Trap to loft.

BEDROOM 1: (front) Abt. 12 ft 4 x 11 ft 7 (3.77m x 3.52m)

Double glazed windows to front aspect, radiator, mantelpiece.



BEDROOM 2: (rear) Abt. 11 ft 10 x 9 ft 4 (3.61m x 2.84m)

Double glazed rear window, radiator, mantelpiece.



OUTSIDE:

FRONT GARDEN with chippings

SIDE: Passageway to gate to

REAR GARDEN Abt. 37 ft 1 x 17 ft 9 (11.30m x 5.40m)

Partly hard standing and partly grassed. Side gate out to Ham Street. Personal door into Garage.

GARAGE: Abt. 15 ft 5 x 8 t 6 (4.69m x 2/60m)

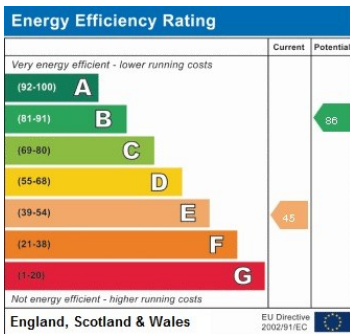
Two windows and up and over door to street.





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

ENERGY EFFICIENCY RATING: BAND E



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.

**MERVYN
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