

HAM, RICHMOND



£895,000 * FREEHOLD

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



TWO PROPERTIES IN ONE! EXTENDED, REMODELED & UPGRADED 3 STOREY TOWNHOUSE in a leafy crescent road.

The flexible accommodation provides a SELF CONTAINED GROUND FLOOR ANNEX with underfloor heating, bedroom/office with inbuilt wardrobes, bathroom, utility and services cupboards, plus a STUNNING EXTENDED KITCHEN/DINER/LOUNGE with all NEFF and AEG appliances, peninsular workstation/diner with space for stools under, and folding doors across the rear out to the pretty garden.

The upper floors also offer self contained living with 1st floor double aspect lounge over 16 ft square and super rear kitchen/diner with all Neff appliances and accommodating both formal and informal dining. The 2nd floor offers 2 double bedrooms with inbuilt wardrobes, 3rd single bedroom and tiled bathroom.

EPC RATING BAND C - all double glazed with a combination of radiator and underfloor heating.

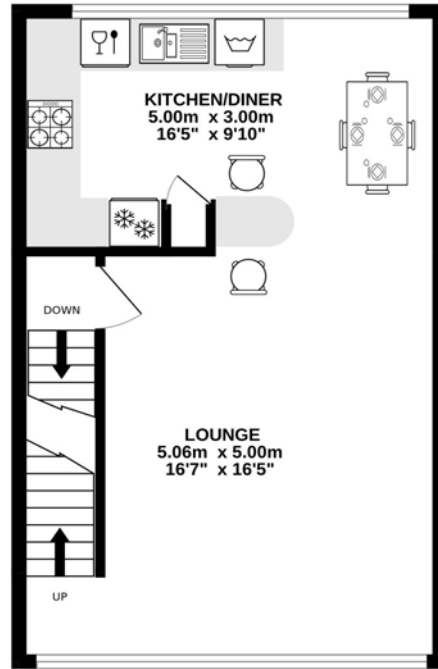
Off street parking to the front.

Close to Meadlands School and nearby nurseries and within reach of Grey Court School. Near shops including Tesco Express, Swiss bakery, Post Office and Pharmacy. Near buses to Richmond and Kingston. Opposite the open spaces of Ham Riverside Lands near the path to the riverside at Teddington Lock.

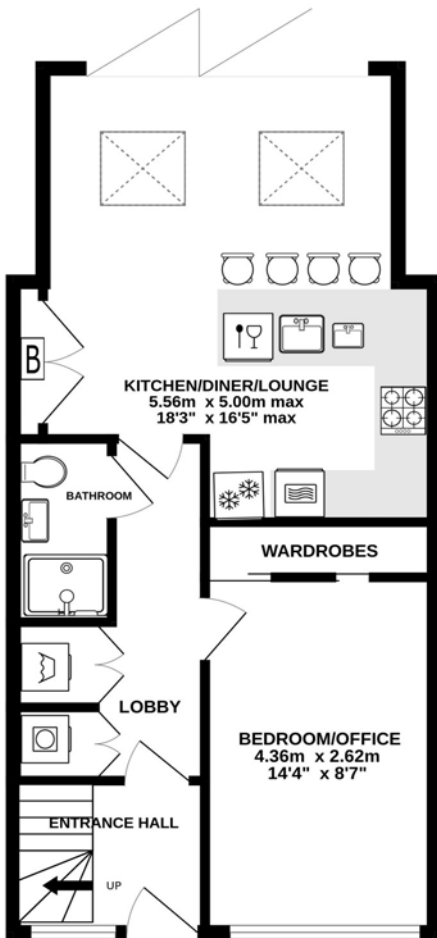
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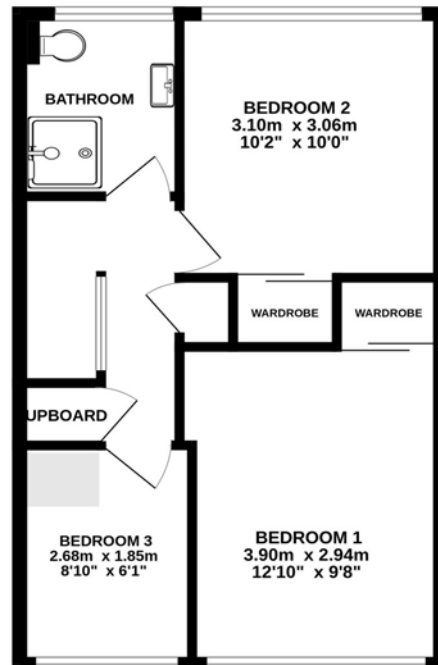
1ST FLOOR
39.9 sq.m. (430 sq.ft.) approx.



GROUND FLOOR
51.0 sq.m. (549 sq.ft.) approx.



2ND FLOOR
39.9 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 130.8 sq.m. (1408 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.

ENTRANCE HALL:

Frosted double glazed windows, tile flooring, walnut staircase to 1st floor and door through to the ground floor studio.

INNER LOBBY:

Tiled floor, double doors to under stair utility cupboard housing tumble dryer and double doors to cupboard housing washing machine.

BEDROOM/OFFICE: Abt 14 ft 4 x 8 ft 7 (4.36m x 2.62m)

Tiled floor, choice of underfloor heating and/or radiator, double glazed front window, sliding doors to inbuilt wardrobes in addition to given room dimensions.



BATHROOM:

Tiled walls and floor, walk in shower enclosure, wash hand basin with cabinet under, WC, heated towel rail.



EXTENDED KITCHEN/DINER/ LOUNGE : Abt : 18 ft 3 x 16 ft 5 max (abt. 5.56m x 5m max)

Double doors to services cupboard housing Vaillant boiler and manifold for underfloor heating, tiled floor, units at eye and base level, worktops, peninsula workstation/informal diner with space for 4 stools under, inset sinks, integral Neff dishwasher, inset AEG gas hob, AEG extractor hood over, Inbuilt Neff oven and separate microwave, space for fridge/freezer.



LOUNGE AREA:

Two vertical radiators, folding doors out to the garden, two skylight windows over.



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

LOUNGE: Abt: 16 ft 7 x 16 ft 5 (abt. 5.06m x 5m)
Double glazed windows to front, spotlights, walnut flooring.



KITCHEN/DINING AREA: Abt : 16 ft 5 x 9 ft 10 (abt. 5m x 3m)

Double glazed windows to rear, units fitted at eye and base level, granite worktops and upstands, inset sink unit, inset Neff gas hob with Neff hood over, inbuilt Neff oven , integral Neff dishwasher, Neff washing machine, space for fridge freezer, peninsula servery/informal diner with space for stools each side, space for formal dining table and chairs.



STAIRCASE FROM LOUNGE AREA TO 2nd FLOOR :

Balustrade, door to cupboard, door to over stair store cupboard, trap door to loft.

BEDROOM ONE: (front) Abt: 12 ft 10 x 9 ft 8 (abt. 3.9m x 2.94m)

Double glazed windows to front, wood floor, mirrored sliding doors to inbuilt wardrobe cupboards in addition to room dimensions.



BEDROOM TWO: (rear) Abt. 10 ft 2 x 10 ft (abt. 3.1m x 3.06m)

Double glazed windows to rear, wood floor, mirrored sliding doors to inbuilt wardrobe cupboards in addition to room dimensions.



BEDROOM THREE: (front) Abt : 8 ft 10 x 6 ft 1 max (abt. 2,68m x 1.86m max)

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

BATHROOM:

Tiled floor and walls, walk in shower, heated towel rail, wash hand basin with cabinet under, WC, double glazed windows.



OUTSIDE:

FRONT: Off street parking on own driveway, grassed area.

REAR GARDEN: Paved to rear of house with outside tap, main area grassed with planted borders, rear access gate.





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

ENERGY EFFICIENCY RATING: BAND C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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