

HAM, RICHMOND



£575,000 FREEHOLD

MORNINGTON WALK, HAM, RICHMOND, SURREY, TW10 7LY



A 2 BEDROOM END OF TERRACE FREEHOLD HOUSE *with a charming rear garden* and a **GARAGE** in a quiet residential close with pedestrian access directly through to picturesque Ham Common.

Offered with the advantages of **NO CHAIN** and Vacant Possession.

Bright double aspect lounge dining room over 22ft with wood flooring.
Fitted kitchen units with integral oven and hob.

Gas central heating system with a recent Worcester condensing combi boiler. Mostly double glazed.

The garage is located just round the corner from the house at the cul de sac end of the close.

Garden over 34 ft x 19ft with deck, easygrass, garden shed and side access passage and gate.

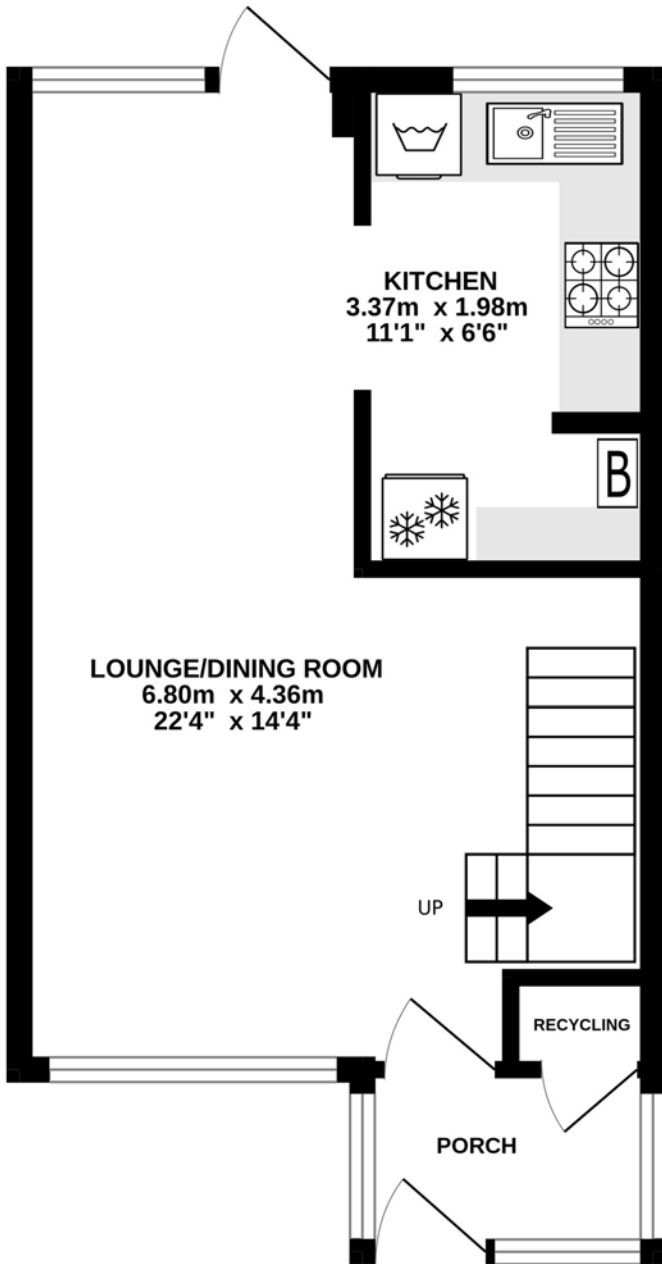
Within reach of Ofsted Outstanding Grey Court School and a choice of nearby nurseries and primary schools.

Within reach of shops, buses, GP surgery, library and the open spaces of Ham Common, Richmond Park and the river.
A pathway from the end of the Close leads out to Ham Common near the Village Pond. Walking across the Common leads to the New Inn, the 65 service bus stops to Richmond and Kingston and over to Ham Gate Avenue leading up to Richmond Park.

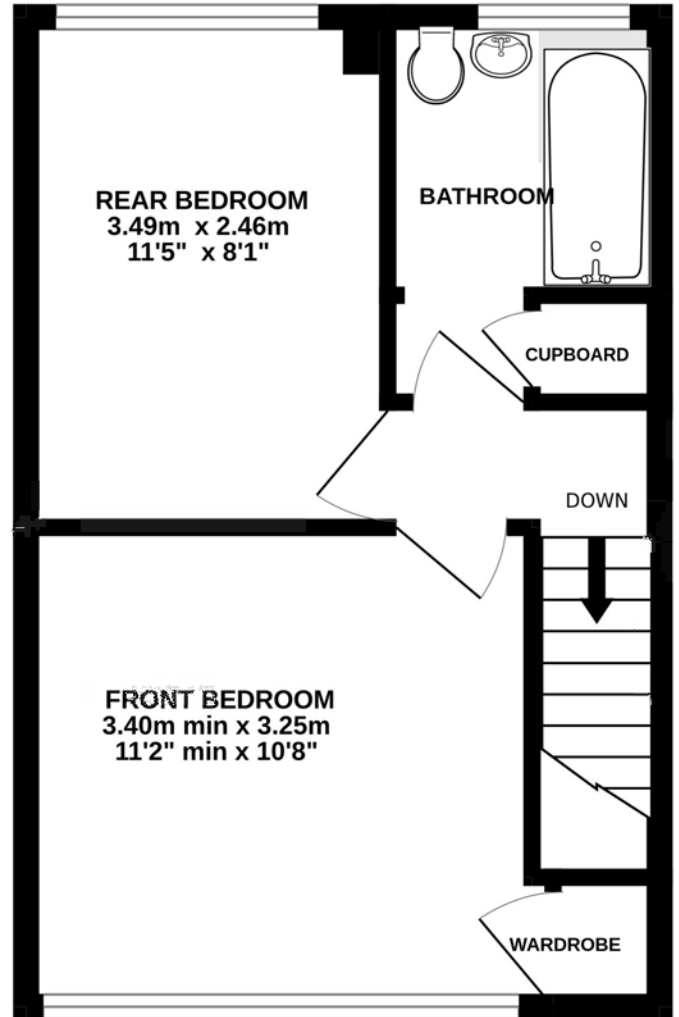
020 8549 5099

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GROUND FLOOR
32.2 sq.m. (346 sq.ft.) approx.



1ST FLOOR
29.7 sq.m. (320 sq.ft.) approx.



TOTAL FLOOR AREA : 62.0 sq.m. (667 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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DOUBLE GLAZED PORCH:

uPVC entrance door, double glazed windows to front and sides, wall light, quarry tiled floor, door to base level recycling cupboard, further glazed door to...

LOUNGE/DINING ROOM: Abt 22 ft 4 x 14 ft 4 max across (6.80m x 4.36m max)

Double aspect room with double glazed window to front aspect, wood flooring, underfloor heating, radiators to each end, rear window and part glazed door to deck and garden.



KITCHEN: Abt 11 ft 1 x 6 ft 6 (3.37m x 1.98m)

White fascia units at eye and base level with worktops and white tile splashbacks, inset sink unit with monobloc tap, inbuilt gas hob, inbuilt oven, spaces for fridge freezer and washing machine, recess with additional units and worktop and wall mounted Worcester condensing combi boiler, rear double glazed window, laminate flooring.





STAIRS FROM LOUNGE TO FIRST FLOOR LANDING:

Trap door to loft, doors to bathroom and bedrooms.

FRONT BEDROOM: Abt 11 ft 2 min x 10 ft 8 (3.40m min x 3.25m)

Radiator, double glazed windows to front aspect, door to corner wardrobe cupboard with hanging rail and shelving.



REAR BEDROOM: Abt 11 ft 5 x 8 ft 1 (3.49m x 2.46m)

Double glazed window, radiator.



BATHROOM:

Entrance lobby with cupboard, part mosaic tiled walls, white suite comprising pedestal wash hand basin, WC and panel enclosed bath with screen, and shower mixer, double glazed frosted window, radiator.



GARAGE: Abt 17 ft x 7 ft 6 (5.18m x 2.29m)

(Garage in photo with black painted door)

Metal up and over door, blockwork side walls and brick rear wall, mono pitched roof.



FRONT GARDEN:

Mainly grassed.

SIDE:

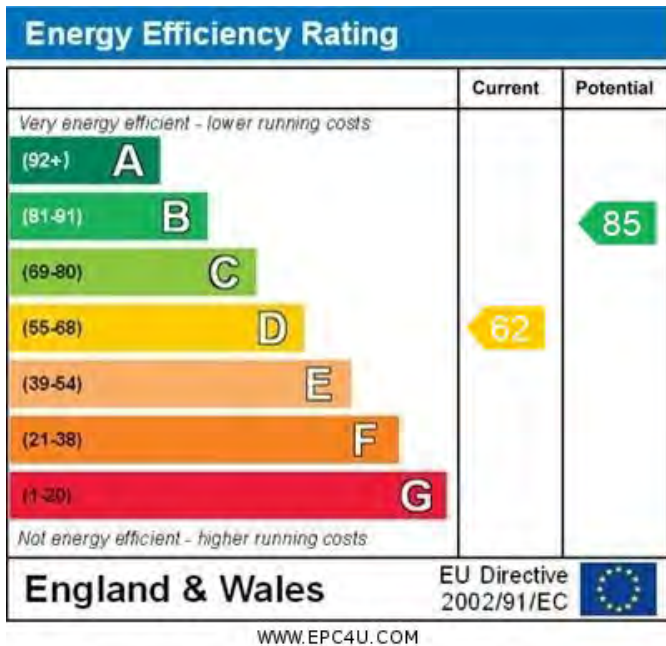
Side gate to paved passageway, covered to the rear section.

REAR GARDEN: Abt 34 ft x 19ft 3 (10.42m x 5.86m)

Decking, outside tap, easygrass lawn, planted borders, garden shed.



ENERGY EFFICIENCY RATING: BAND D



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

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