

HAM, RICHMOND

OFFERS IN EXCESS OF £800,000

FREEHOLD

**MERVYN
SMITH**
ESTATE AGENTS

ASHBURNHAM ROAD, HAM, RICHMOND UPON THAMES, SURREY, TW10 7SE



Rarely available larger 'Chalet' style 3 DOUBLE BEDROOM 2 RECEPTION HOUSE OVER 1100 SQ FT with the advantage of NO ONWARD CHAIN.

This well maintained and cherished owner-occupied property has never been rented out and is offered to the market for the first time since 1972!

Sunny SOUTHWESTERLY FACING GARDEN.

The property also includes a GARAGE to the rear left of the garden.

Bright and roomy double aspect main reception over 17 ft x 12 ft with patio doors to the garden, plus a further dining area over 10 ft square. Both areas have elegant parquet flooring.

GROUND FLOOR CLOAKROOM. : REFURBISHED 1st FLOOR BATHROOM.

Kitchen/breakfast room and additional utility area.

Impressive 18 ft double aspect master bedroom plus two further double bedrooms.

Double glazed throughout. Further potential to expand– the adjoining house has extended to the rear.

Located in the quiet end of Ashburnham Road near the protected open spaces of Ham Riverside Lands leading to the Thames towpath and riverside walks to Richmond, Kew and Kingston.

Close to shops including Tesco Express, Post Office, Swiss bakery and Pharmacy. Nearby buses to Richmond and Kingston.

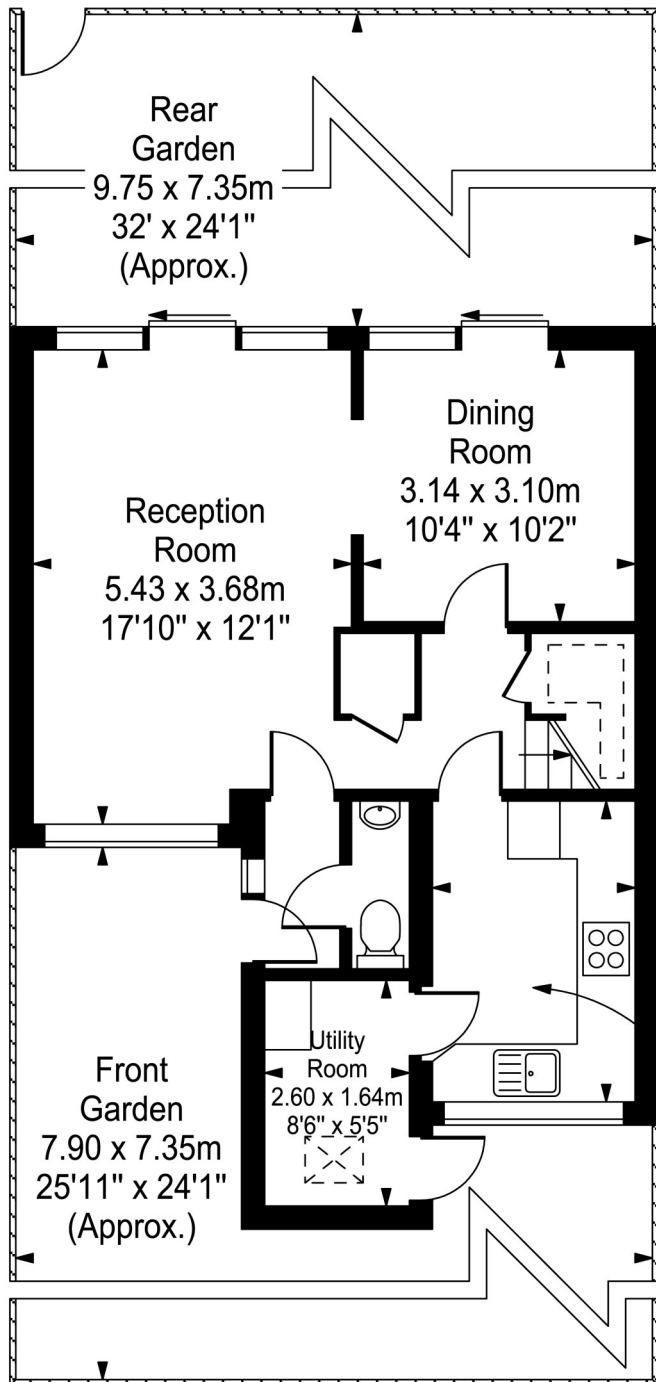
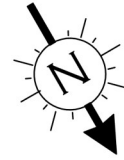
Within reach of Ofsted 'Outstanding' Grey Court School plus the German School and a choice of nurseries and primaries.

0208 549 5099

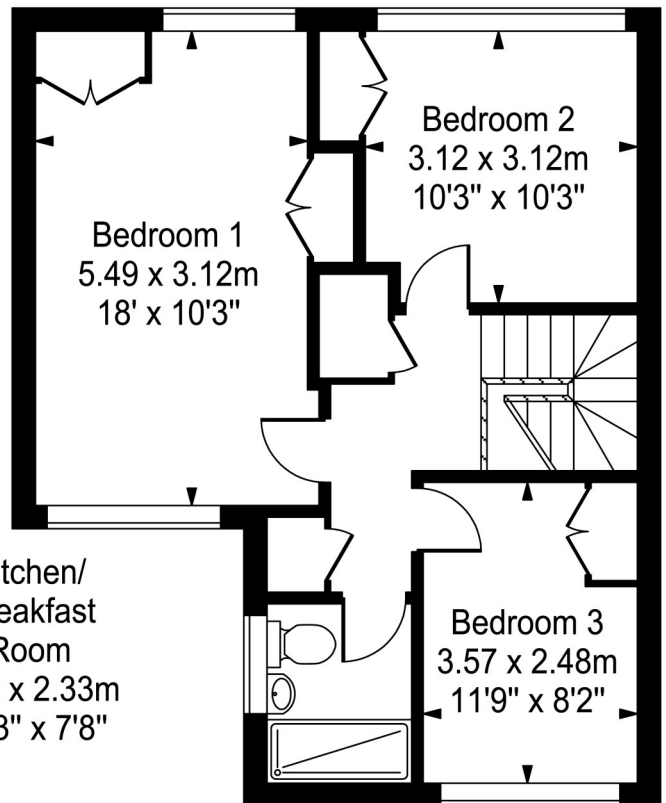
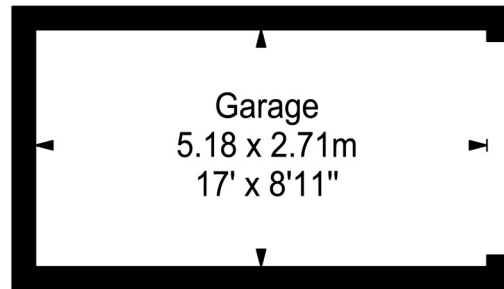
www.mervynsmith.co.uk

Ashburnham Road

Approx. Gross Internal Area
105 Sq M - 1130 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 PORCH:

Double glazed entrance door leading through to...

ENTRANCE HALL:

Amtico flooring, opaque double glazed side window, laminate floor, door to

GROUND FLOOR CLOAKROOM:

Amtico flooring, WC, wash hand basin with cabinet under, electric radiator, frosted light.

DOUBLE ASPECT RECEPTION ROOM : Abt. 17 ft 10 x 12 ft 1 (5.43m x 3.68m)

Double glazed window to front aspect, double glazed rear sliding doors to garden, arch to dining room.





DINING ROOM: Abt. 10 ft 4 x 10 ft 2 (3.14m x 3.10m)
Double glazed sliding doors to garden, parquet floor.



INNER LOBBY with door to heating unit cupboard and door to further deep understair store cupboard.

KITCHEN/BREAKFAST: Abt. 11ft 3 x 7 ft 8 (3.43m x 2.33m)

Range of fitted units at eye and base level, tile splashbacks, inset one and a half bowl sink unit, inset Bosch hob with hood over, inbuilt Bosch oven and separate grill, Bosch dishwasher, built in Liebherr fridge, space for table and chairs, double glazed window to front, door to utility.



UTILITY: Abt. 8 ft 6 x 5 ft 5 (2.60m x 1.64m)

Spaces and plumbing for washing machine, space for fridge freezer, skylight window and access door to front exterior.



STAIRCASE FROM LOUNGE TO FIRST FLOOR LANDING:

Balustrade, door to airing cupboard with hot water cylinder and slatted shelving over, trap door to loft, door to storage cupboard.

DOUBLE ASPECT BEDROOM ONE: Abt. 18 ft x 10 ft 3 (5.49m x 3.12)

Double glazed windows to both front and rear aspects, double doors to fitted wardrobe cupboard and double doors to inbuilt wardrobe cupboard in addition to given room dimensions.



BEDROOM TWO: Abt. 10 ft 3 x 10 ft 3 (3.12m x 3.12m)

Double glazed window to rear aspect, double doors to inbuilt wardrobe cupboard in addition to given room dimensions.



BEDROOM THREE: Abt. 11 ft 9 x 8 ft 2 (3.57m x 2.48m)

Double glazed window to front aspect, double doors to fitted wardrobe cupboard, eye level lockers and shelving.



BATHROOM:

Wash hand basin with cabinet under, double glazed frosted fanlight windows, heated towel rail, WC, walk in shower area with glass screen, tiled walls.



OUTSIDE:

The house is set back from the road by a landscaped verge.

FRONT GARDEN: Grassed with borders.



REAR GARDEN:

Paved patio to immediate rear of house, main area grassed with borders, rear access gate, recent fencing.



GARAGE: No 329 Abt. 17 ft x 8 ft 11 (5.18m x 2.71m)

In a battery to the left rear of the garden with vehicular approach off Breamwater Gardens.



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 £524 from 26/3/2024 - 25/3/2025

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

ENERGY EFFICIENCY RATING: BAND E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 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. 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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