



38 New Road, Richmond
£885,000

38 New Road

Richmond

- NEW TO THE MARKET - LAUNCH DAY SEPT 21st ! Characterful THREE BEDROOM END OF TERRACE HOUSE in one of the area's most picturesque roads leading down to the Village Pond on beautiful Ham Common.
- Offered with the advantages of VACANT POSSESSION and NO ONWARD CHAIN.
- Spacious entrance hall, front lounge with bay and fireplace, dining room with dresser unit, and kitchen all benefitting from elegant flooring.
- Ground floor cloakroom and 1st floor bathroom.
- Roomy landing with balustrade and three generous bedrooms.
- Already larger as built than some other properties in the road, with over 1200 sq ft of floor space, there is still potential to remodel and expand (stpc).
- Attractive features throughout with sash windows, fireplaces and beautiful Amtico flooring embellished with motifs and borders.
- Lovely secluded rear garden and brick built outbuilding/store.

New Road is a pretty street leading down to the Village Pond on the Western corner of Ham Common with its traditional cricket pitch, pub and avenue of lime trees leading towards Ham House (NT). Walking across the Common leads on to Ham Gate Avenue up to Richmond Park. Turning left at the Common end of New Road leads to Ofsted Outstanding Grey Court School in Ham Street which leads on to the riverside. The house is also near shops and buses and a choice of primary schools and nurseries and is also within reach of the German School.



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The entrance is to the side of the property via a projecting porch with part glazed door into a welcoming hallway with beautiful herringbone wood flooring, side window, understair storage and a ground floor cloakroom. The front lounge has a bay with sash windows and an impressive fireplace with pewter style mantelpiece, floral tile slips and a hearth. The dining room also has woodblock style Amtico flooring complete with feature border edges, an understair cupboard, fireplace and inbuilt period style dresser. The Amtico floor in the rear kitchen also includes a feature compass rose.

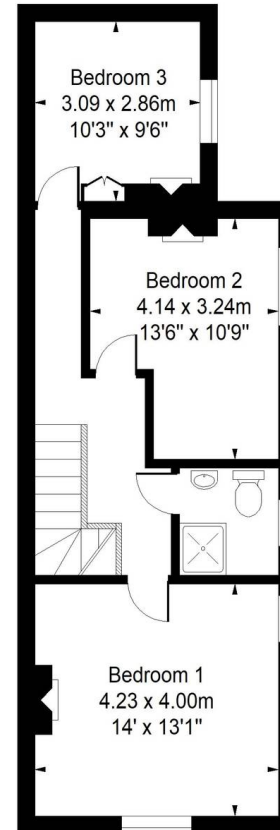
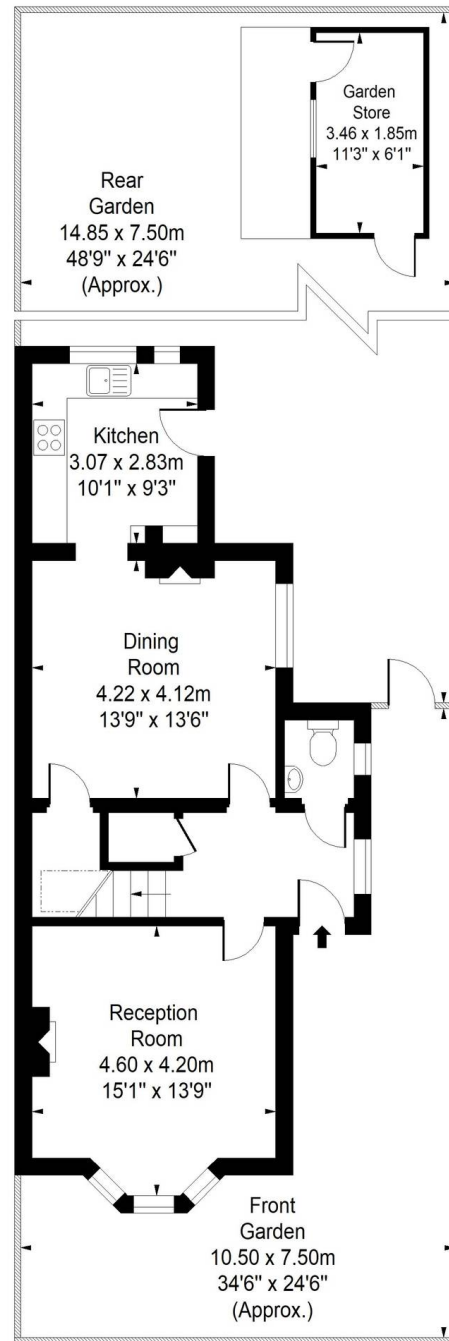
Stairs from the hall lead up to a roomy landing with balustrade and trap door to the loft. The front bedroom has sash windows and fireplace with tiled surround, mantelpiece and hearth. The middle bedroom has a casement window to the side and a tiled fireplace. The rear bedroom also has a wardrobe cupboard with hanging rail. The bathroom has a shower enclosure and tiled walls.

The house benefits from double glazing and a gas central heating system with a Worcester Bosch Highflow boiler serviced in September.



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Approx. Gross Internal Area
112 Sq M - 1206 Sq Ft
(Excluding Garden Store)

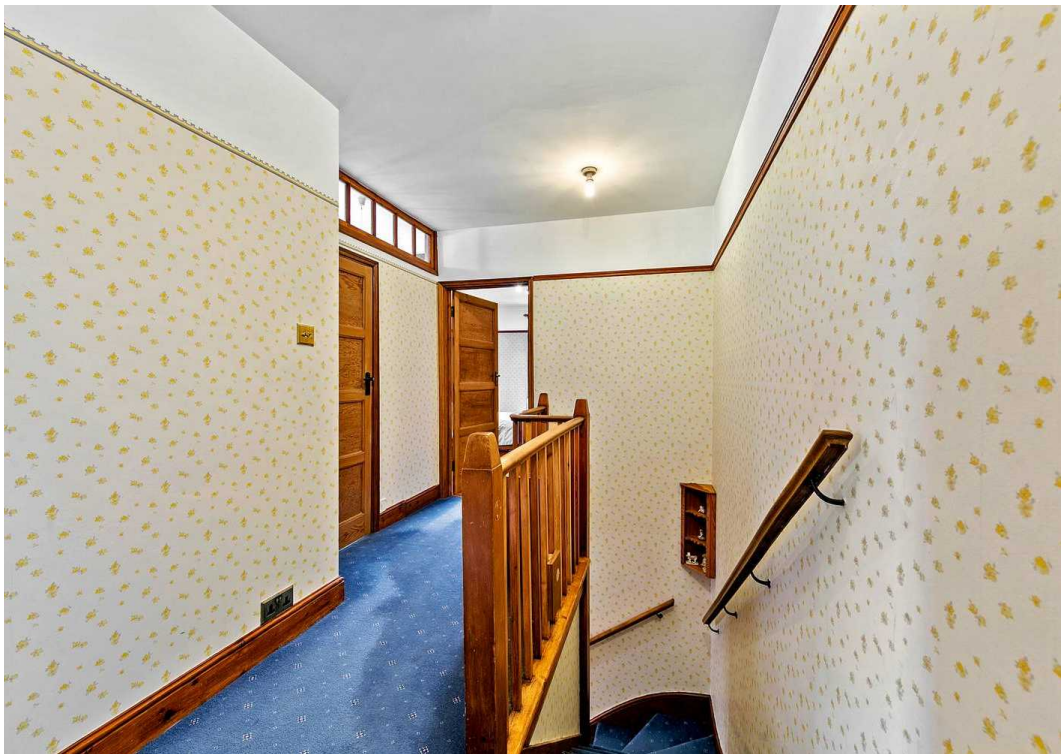


First Floor

Ground 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





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The house is set back with a formal front garden. A brickblocked pathway leads to a wrought iron gate to the side into a lovely secluded rear garden divided into grassed and patio areas with an outside tap, new right side fencing and a brick built store.

All viewings are strictly by appointment. Please call us on 020 8549 5099 or email us at mail@mervynsmith.co.uk to book to view this standout property !

