



**19 Kingfisher Drive, Ham, Richmond, TW10 7UF**

**£675,000**

# 19 Kingfisher Drive

Ham, Richmond

3 BEDROOM house set back from the road facing a lawned square. VACANT POSSESSION & NO ONWARD CHAIN ! Contemporary style open plan ground floor with lounge, dining and kitchen areas, attractive front views and rear patio doors out to a SW FACING REAR GARDEN. GARAGE also included.

Enjoying a tranquil position set back from the road facing a leafy lawned square in Ham Riverside Village. Just moments from the open spaces of Ham Riverside Lands and the path to the riverside at Teddington Lock and the cycle route from Teddington to Richmond Park. Near buses, local shops and choice of primary schools and nurseries. Within reach of Grey Court School.

**COUNCIL TAX: Band E ( London Borough of Richmond upon Thames)**

**ENERGY RATING: Band C (76)**

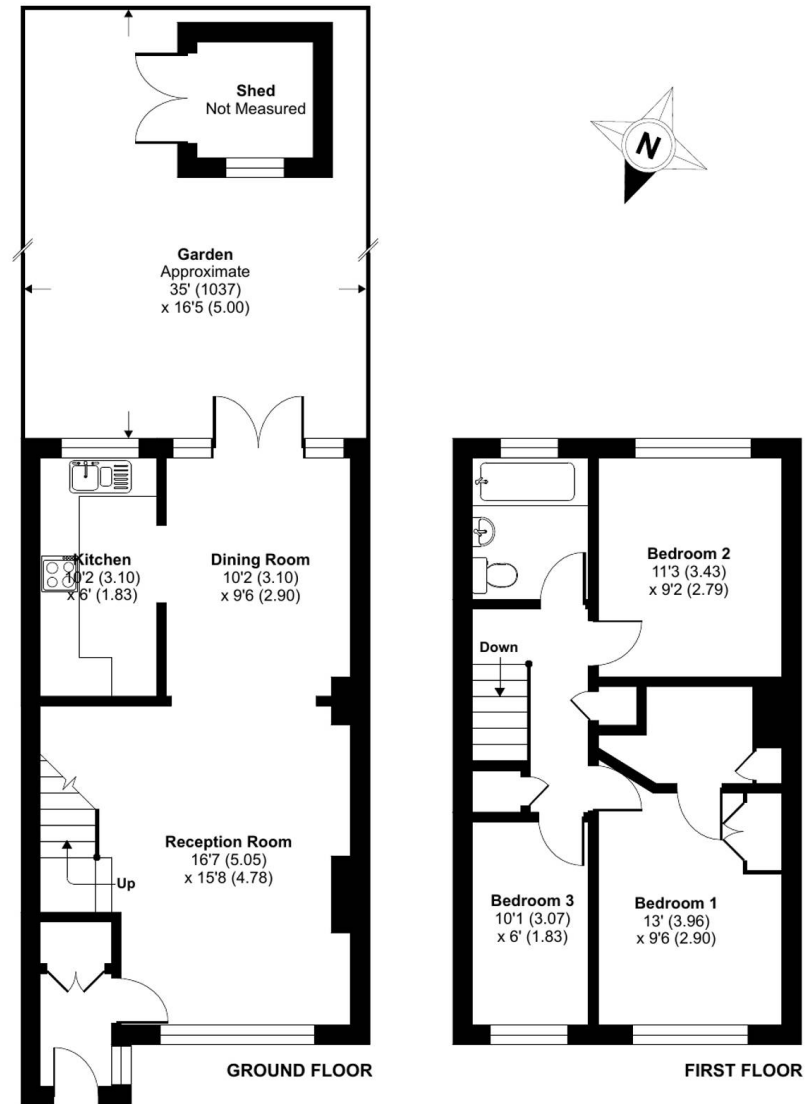
Tenure: Freehold



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Approximate Area = 949 sq ft / 88.2 sq m

For identification only - Not to scale



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**ENTRANCE PORCH:** with uPVC entrance door into ...

**ENTRANCE HALL:** Grey laminate flooring, double doors to cupboard with meters, hanging rail and storage. Door through to...

**LOUNGE AREA:** **Abt. 16 ft 7 x 15 ft 8 (5.05m x 4.78)** *max into understair area*

Grey laminate flooring, double glazed window to front aspect overlooking lawned area, indent within chimney breast formerly housing a gas fire, radiator, display alcove, feature curved arch through to .....

**DINING AREA:** **Abt. 10 ft 2 x 9 ft 8 (3.10m x 2.90m)**

Grey laminate flooring, radiator, double glazed French doors and windows to garden.

**KITCHEN:** **Abt. 10 ft 2 x 6 ft (3.10m x 1.83m)**

Fitted units, worktops, inset sink unit, inset gas hob, inbuilt oven, spaces for other appliances, double glazed window overlooking rear garden.





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## **STAIRCASE from lounge to first floor landing;**

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

## **BEDROOM ONE (Front): Abt. 13 ft x 9 ft 6 (3.96m x 2.90m)**

Double glazed window to front aspect overlooking communal lawned gardens, pine floorboards, radiator., fitted cupboards, door to ...

## **SPACE FOR EN SUITE or walk in wardrobe**

The bedroom formerly had an ensuite bathroom with walk in shower enclosure, WC, and wash hand basin. The space is now empty but some of the plumbing connections may remain in situ. The space could also be converted into a walk in wardrobe or just brought back within the main bedroom area.

## **BEDROOM TWO: Abt. 11 ft 3 x 9 ft 6 (3.43m x 2.79m)**

Double glazed window overlooking rear garden, radiator, pine floorboards.

## **BEDROOM THREE: Abt. 10 ft1 x 6 ft (3.07m x 1.83m)**

Double glazed window to front aspect, radiator, pine floorboards.

## **FAMILY BATHROOM:**

White suite with panel enclosed bath with shower mixer and screen. Wash hand basin with cabinet under, WC, radiator, frosted double glazed window, tiled walls and floor.





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## OUTSIDE:

Formal private front garden plus a communal lawned square to the front.

## REAR GARDEN: Extends to approx. 35 ft x 16 ft 5 (10.37m x 5m)

Paved patio to immediate rear of the house, outside tap, main easygrass area with garden shed and rear access gate.

**GARAGE:** Numbered 105 in a battery accessed down the side of the neighbouring house (No 17). Upon entering the forecourt, garage 105 is the 2nd on the left. Vehicle access is via a hardstanding driveway down the side of 7 Kingfisher Drive.

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. We have been advised by the vendor regarding the outgoings 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 rights 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.





