

HAM, RICHMOND



£850,000 * FREEHOLD

DUKES AVENUE, HAM, RICHMOND UPON THAMES, TW10 7YL



A THREE BEDROOM 1930s END OF TERRACE HOUSE with extended ground floor, garage to the rear and offering further potential.

Other houses nearby, - including the adjoining house, - have extended into the loft (stpc) and the generous roof pitch allows an airy conversion.

Bright double aspect through living rooms with period style fireplace and a rear dining room overlooking the garden. Fitted kitchen units with integral gas hob, electric oven and separate grill.

2 double bedrooms and single 3rd bedroom : Tiled bathroom with both a bath and a walk in shower.

Double glazing : Gas central heating system.

Garden with lawn and seating area with pergola over. GARAGE over 20 ft x 8 ft.

Located in a tree lined road within reach of the open spaces of Ham Riverside Lands and the pedestrian and cycle bridge over the river at Teddington Lock. Moments from bus services to the centres and stations of both Kingston and Richmond.

Within reach of Ofsted Outstanding Grey Court School and the German School, and close to Meadlands Primary School.

020 8549 5099

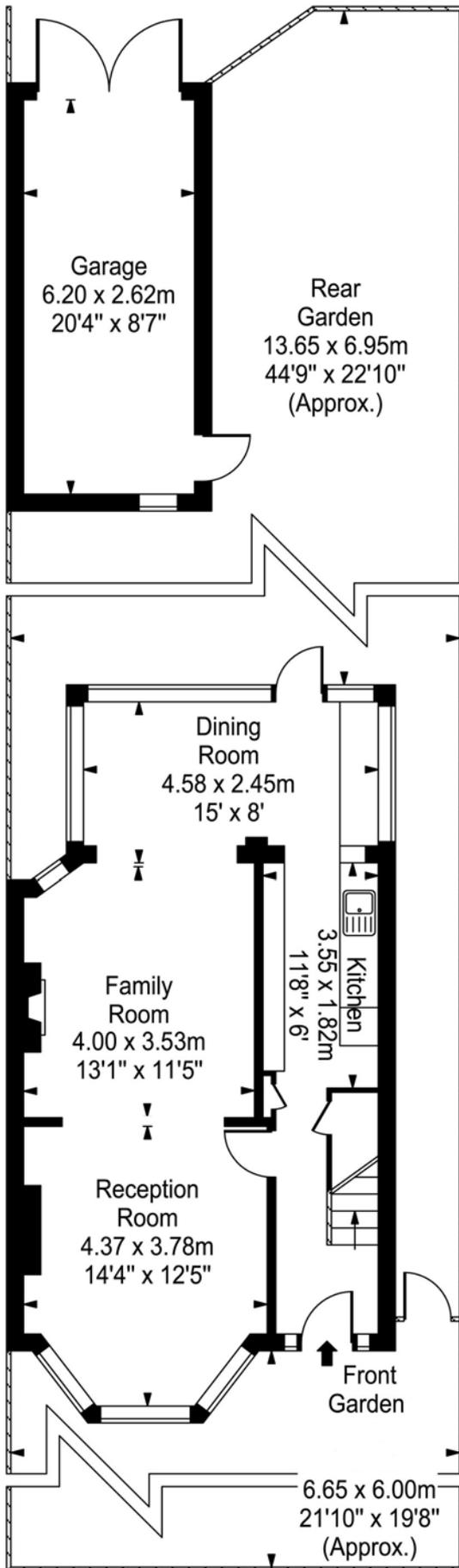
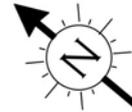
www.mervynsmith.co.uk

Dukes Avenue

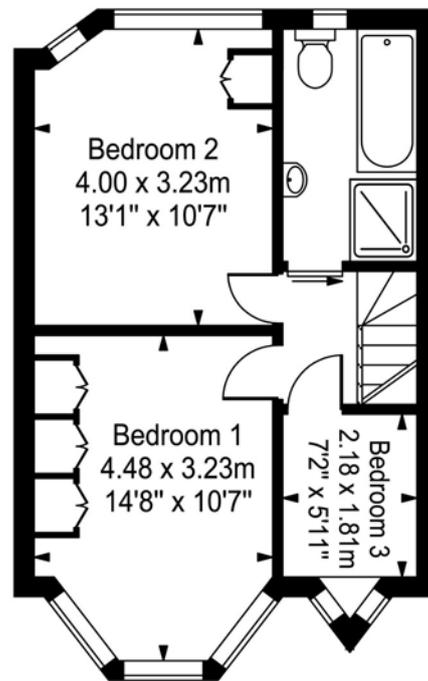
Approx. Gross Internal Area

94 Sq M - 1012 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

PORCH:

Entrance door with inset floral motif glazing and leaded style panes to each side.

HALL:

Wood laminate flooring, radiator, understair store/meter cupboard, double doors to cloaks cupboard.



RECEPTION ROOM: Abt 14ft 4 into bay x 12 ft 5 (4.37m into bay x 3.78m)

Double glazed leaded style bay to front aspect, radiator, coving, alcove



FAMILY ROOM: Abt 13 ft 1 x 11 ft 5 (4m x 3.53m)

Wood laminate floor, coving, flame effect gas fire in period style fireplace with mantelpiece, floral tile slips and hearth.



DINING ROOM: Abt 15 ft x 8 ft (4.58m x 2.45m)

Double glazed windows and door to garden, wood laminate floor, fitted units and worktop.



KITCHEN: Abt 11 ft 8 x 6ft (3.55m x 1.82m)

Fitted units at eye and base level, worktops, tile splashbacks, inset sink unit, inset gas hob with hood over, inset electric oven and separate grill, space for fridge freezer.



STAIRCASE FROM HALLWAY TO FIRST FLOOR LANDING:

Balustrade, trap door to loft.

BEDROOM 1: (front) Abt. 14ft 8 into bay x 10ft 7 (4.48m into bay x 3.23m)

Double glazed bay window to front aspect, radiator, wood laminate floor.



BEDROOM 2: (rear) Abt. 13ft 1 into bay x 10ft 7 (4.00m into bay x 3.23m)

Double glazed half bay window to rear garden aspect, radiator, wood laminate floor.



BEDROOM 3: (front) Abt. 7ft 2 x 5ft 11 (2.18m x 1.81m)

Double glazed oriel bay to front, radiator.



BATHROOM:

Corner bath with mixer, tiled walls, wash hand basin with cabinet under, frosted double glazed window, WC, heated towel rail, walk in corner shower.



OUTSIDE:

FRONT: Wrought iron double gates and bickblock paving.

SIDE: Wrought iron gate and passageway with woodblock paving to

REAR GARDEN: Abt 44 ft 9 x 22 ft 10 max (13.65m x 6.95m max)

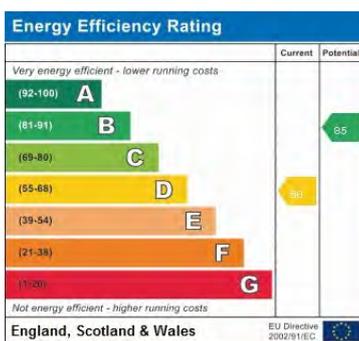
Seating area with pergola over, main area grassed, shingled border, personal door to

GARAGE: Abt. 20 ft 4 x 8 ft 7 (6.20m x 2.62m) Window to garden, double doors to rear access.



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

ENERGY EFFICIENCY RATING: BAND D



REF: 2589

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