

**HAM, RICHMOND**



**£1,100,000 \* FREEHOLD**

**LANGHAM GARDENS, HAM, RICHMOND UPON THAMES, TW10 7LP**



**A BEAUTIFULLY REFURBISHED AND EXTENDED 4 BEDROOM 2 BATHROOM 1930s HOUSE at a sought after address in this prime secluded residential close.**

**Underfloor heating throughout the extended ground floor - porch, hall, front lounge with bay and open fireplace, plus a super extended 24 ft x 16 ft kitchen/diner/family room, - all appointed within the last 3 years.**

***Generous range of kitchen units and storage, granite worktops, mood lighting, double Neff ovens, integral dishwasher, full height fridge and full height freezer plus peninsula with 5 ring gas hob, hood and additional prep sink.***

Twin double doors to utility/service/storage cupboards with shelving, spaces for washing machine and tumble dryer + recently installed boiler and 250 ml megaflo hot water store. *Heating & hot water controlled by panel or remotely via app.* Wired alarm system : Ethernet connection points to all rooms.

**1st floor family bathroom with both a bath and walk in shower. Additional bathroom to the 2nd floor.**

***Recently installed double glazed windows and French doors out to the garden.***

GARAGE to the rear with convenient access, vertical and horizontal lighting, power supply and door to the garden. To the side of the garage is a covered barbecue area.

Langham Gardens is a tranquil cul de sac off Lawrence Road between picturesque Ham Common and Ham Riverside Lands. There are nearby buses and shops and facilities on Ham Parade plus local shopping at St Richards Square with a Tesco Express, Post Office, pharmacy and Swiss bakery.

**Close to Ofsted Outstanding Grey Court School and near a choice of nurseries and primaries plus the German School. Langham Gardens is within the inner priority catchment area for Tiffin Girls and Tiffin Boys.**



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# Langham Gardens

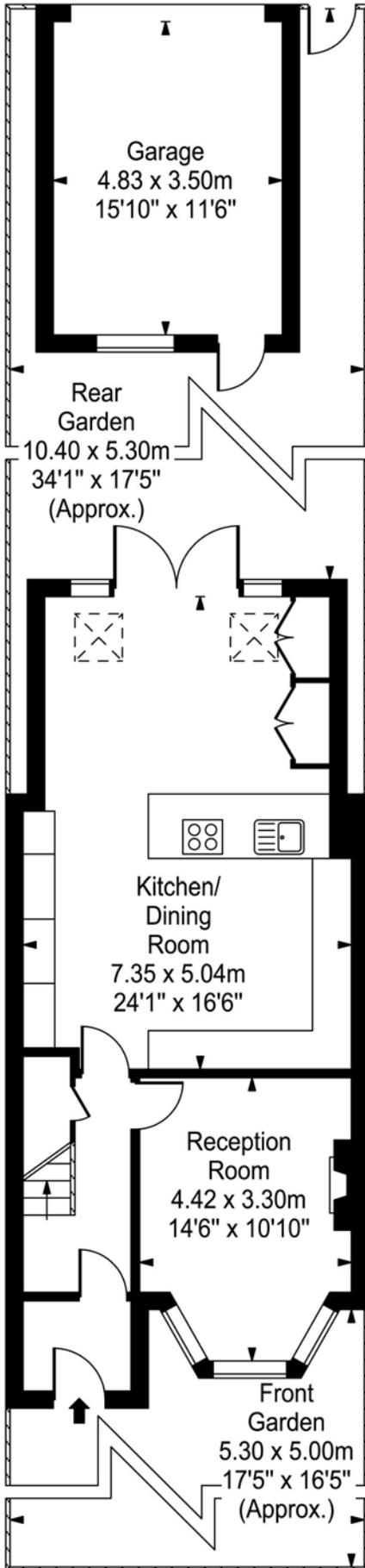
Approx. Gross Internal Area

129 Sq M - 1388 Sq Ft

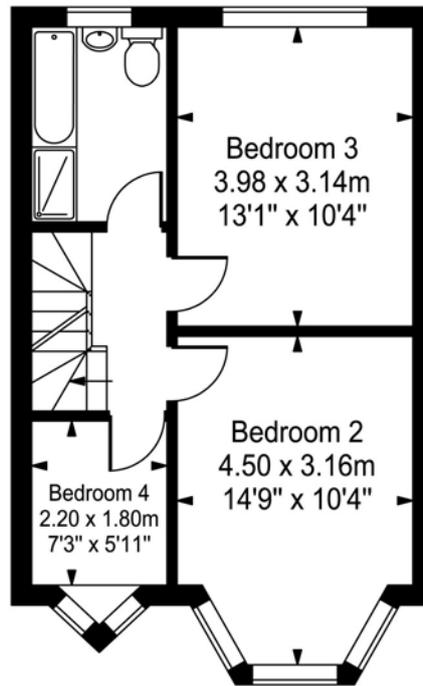
(Including Eaves Storage & Excluding Garage)

Key :

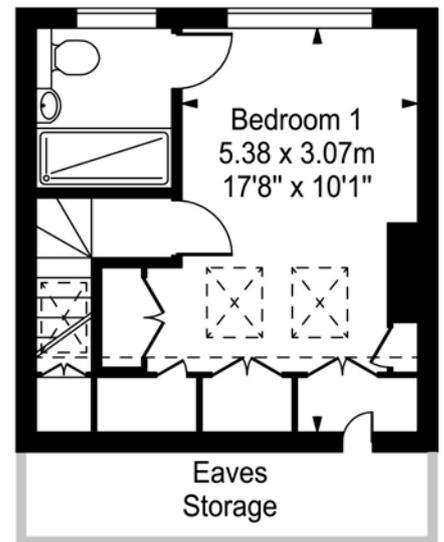
----- = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second 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](http://www.frameworkphotos.co.uk)

**ENTRANCE PORCH:**

With front door leading through to added front porch with tiled floor and further part glazed door into ...

**HALL:**

Tiled floor with underfloor heating, supplementary radiator, understair storage/meter cupboard.



**FRONT RECEPTION ROOM:** Abt 14 ft 6 into bay x 10 ft 10 (4.42m into bay x 3.30m )

Double glazed canted bay to front aspect, tiled floor with underfloor heating, supplementary vertical radiator, open fireplace with stone surround and flue lining prepared, spotlighting.



**KITCHEN/DINER/FAMILY ROOM: Abt 24 ft 1 x 16 ft 6 (7.35m x 5.04m)**

Tiled floor with underfloor heating, generous range of cabinets with integral LEDS and units fitted at eye and base level, granite work-tops with programmable lighting over, inset sink, integral dishwasher. Peninsula with additional storage cabinets under and inset 5 ring Siemens gas hob, wide fitted ceiling hood over and additional prep sink with filter tap. Inbuilt double NEFF Ovens, full height fitted fridge and separate full height fitted freezer. Double doors to services cupboard housing Vaillant condensing boiler and 250 litre meg-alflo hot water store with internal insulation. Adjoining double door to utility/store cupboard with shelving, space and plumbing for washing machine with shelf accommodating tumble dryer over. Rear dining/family area with spotlights and programmable mood lighting, double glazed windows and French doors to the garden





**STAIRCASE FROM HALLWAY TO FIRST FLOOR LANDING:**

Balustrade.

**FRONT BEDROOM : Abt. 14 ft 9 into bay x 10ft 4 (4.50m into bay x 3.16m)**

Double glazed canted bay window to front aspect, laminate flooring, radiator, spotlighting.



**REAR BEDROOM : Abt. 13 ft 1 x 10 ft 4 (3.98m x 3.14m)**

Double glazed half bay to rear garden aspect, laminate flooring, radiator, spotlighting.



**FRONT BEDROOM 4: Abt. 7ft 3 x 5ft 11 (2.20m x 1.80m)**

Double glazed oriel bay window to front with shelf, laminate flooring, radiator, spotlighting.

**BATHROOM: Abt. 8ft 8 x 5ft 11 (2.63m x 1.80m)**

Tiled floor and walls, tile enclosed bath with shower mixer, bifold doors to walk in tiled shower enclosure, wash hand basin with cabinet under, frosted double glazed window, WC, spotlights, heated towel rail.



**STAIRCASE FROM 1st to 2nd FLOOR LANDING:**

Velux window over, door to eaves store cupboard with interior light

**LOFT BEDROOM: Abt. 17 ft 8 x 10 ft 1 (5.38m x 3.07m)**

Two velux windows to front, doors to inbuilt wardrobe cupboards with hanging rails and shelves over rear access through into additional eaves store space. Double glazed window to rear, radiator, spotlighting.





**BATHROOM:**

Tiled floor, wide shower enclosure, WC, wash hand basin with cabinet under and fitted mirror over, frosted double glazed window.



**OUTSIDE:**

**FRONTAGE:**

Formal paved garden with front wrought iron gate and railings.



**REAR GARDEN:**

Mainly laid to easygrass lawn with borders. Exterior hot and cold supply taps and electricity supply. Rear covered barbecue area and rear access gate. Personal door into garage.

**GARAGE: Abt. 15 ft 5 x 11 ft 5 (4.72m x 3.50m)**

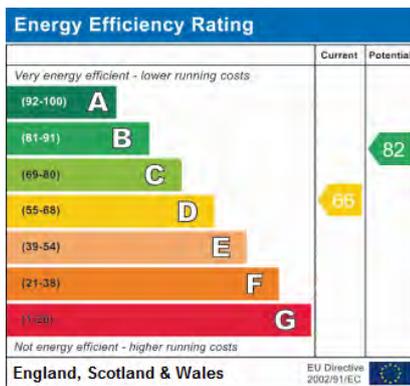
Up and over door to rear vehicular access, horizontal and vertical lights, power sockets, rear window to garden.





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

**ENERGY EFFICIENCY RATING:** BAND D



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